

Eagles' Reserve Homeowner's Association, Inc.
Board of Trustees Monthly Meeting
Virtual meeting
November 10, 2020 - 7:00 PM

Minutes

Announcement

Secretary, Pat Ehrman announced President Len Demchak had submitted his resignation to the board. He will be moving away from the neighborhood. Vice President Scott Leonard has graciously agreed to step into the president's role for the remainder of the year. A motion was made by Ehrman, seconded by Riner to elect Leonard President. All were in favor. It was agreed that the Vice President position would remain empty until a new board is in place. Leonard thanked Demchak for his service and hard work, especially in completing the landscape project. All agreed he was a valuable member of our community and will be missed.

1. **Call to Order and Certify Quorum** - The meeting was called to order at 7:00 pm by President Leonard. Leonard noted we had a quorum and notice was posted as required. Present were: S Leonard, P. Ehrman, D. Leonardo, H. Riner, D. Morgan, L. Schmid and L. Sirna. R. Khawan was absent. D. Fedash, represented Ameritech. Several residents participated at various times during the meeting.
2. **Approval of Minutes** – A motion was made by Leonardo, seconded by Riner to approve the October minutes. All approved.
3. **Board Member Reports:**
 - a. **Treasurer** – Our income is above target and expenses are below.
 - b. **North Board** – There was nothing new to report.
 - c. **Legal / collection** – No accounts are currently with the attorney.
 - d. **Finance** – Riner reported our reserve money held with Schwab had been invested with half in treasury bills and half in a 90-day CD; term ending in January 2021.
4. **Ameritech Report:**
 - a. **Monthly update/ tracker** – Numerous work order requests came in. Requests were forwarded to WestCoast Landscape, Lambert Roofing or handled by D. Fedash. The security patrol is still doing random checks with no incidents reported. Additional items are reported below.

Unfinished Business:

1. **Update on landscaping:**
 - a. Lago Vista Phase IV & V – The landscape upgrade project started last year has been completed except for a few change orders some owners have made. Irrigation adjustments have been made to each bed that received new landscaping. Warranty items have been completed on Arabian. LV was mulched.
 - b. Misc. items – a few owners are waiting for their landscape requests to be completed, including grass, stump grinding, broken paver replacement, tree trimming. As several owners have requested trimming on the reserve and Arabian townhome backyards, Fedash to speak with WestCoast about doing a more thorough trim than was previously done. Sprinklers are running two days a week now.
2. **Bubbling paint repair estimates** – Leonard received two estimates to repair the paint. It was noted that some of the issues were from rusty screws on lanai screens. There was discussion about what the HOA responsibilities were in repairing the bubbles. Fedash, Leonard, Leonardo and Ehrman will consult our attorney on how to proceed.

3. **Pool fence update** – Fedash received an estimate of \$13,058 from Fence Factory, Inc. for the 6’ fence. A motion was made by Leonardo, seconded by Riner to approve the cost to replace the existing chain link fence with a white metal Carolina style fence with key lock gate and security mesh. All approved.
4. **General maintenance / driveway discussion** – Fedash obtained an estimate from Paver Solutions to replace the existing cracked concrete driveways on Arabian with pavers. Mugrow would also like to submit a bid. Ehrman and Leonardo agreed to look at the pavers before moving forward. The community would need to approve any such change and expenditure.
5. **Sidewalk, driveway cleaning update** – H2O will finish Arabian this week, weather permitting. They will be back to treat rust and stains. LV will begin next week. Garage roofs are also being cleaned.
6. **Road gutter crack repair** – Fedash received an estimate of \$14,871 from PLS to repair the cracked Miami curbs on the sides of the road. As this amount was deemed too much, Fedash will try to get some of the worst spots that are hazardous repaired.
7. **Front gate** – The security sign is in and will be installed at the entrance on a pole. S.L. Stewart submitted a price for a back up gate of \$3,950. As it normally takes several months for a damaged gate to be fabricated and reinstalled it was thought we might want to keep a backup gate. The board put off a decision whether to purchase this until we know where we can store it.

New Business:

1. **Landscape Committee/neighborhood liason** – Leonardo noted we should have a landscape committee. Ehrman mentioned that a previous board member had done a good job in being a liaison between the board and subcontractors; in particular, WestCoast and that it would be nice to have someone in this position again. Neighbor Joe Vitale offered to assist if we could get the previous person back.
2. **Welcome Committee** – Fedash will start sending owner Patricia Argo estoppel requests as they come in so she can pick up on the new owner welcome committee. Lisa Schmid volunteered to assist Patricia in this effort.
3. **HOA document renewal** – Our attorney DeFurio has renewed the HOA documents and copies of the renewal with explanation were sent out to all owners. The documents were due to expire after 25 years, or in August 2021.
4. **Review of 2021 budget** – The budget was presented to the board. The budget approval meeting with owners is in December.
5. **Notifications for new board member qualifications** – Fedash will send a letter out to all owners about sending in board qualifications along with notice of the budget and annual meetings.
6. **Holiday decorations** – Jenni Marshall and Patricia Argo requested \$400 to purchase some additional holiday decorations for our entrance. A motion was made by Leonardo, seconded by Riner to approve the request. All in favor.
7. **Architectural change requests** – 1725 Arabian submitted a request to replace an old wood fence with PVC, 1530 LV and 1680 LV are replacing old windows with a match to existing styles. Ehrman made a motion to approve, seconded by Sirna. All approved.
8. **Riner resignation** – Hank Riner announced he would be moving in December so will resign from the board.

Announcement: Next meeting is December 8, 2020 - 7:00 pm. The 2021 Budget Adoption meeting will precede the regular monthly meeting.

Adjourn: The meeting was adjourned at 8:50 pm.