

Eagles' Reserve Homeowner's Association, Inc.
Board of Trustees Monthly Meeting
AmeriTech Clearwater offices
24701 US Hwy 19, #102, Clearwater
Wednesday, August 11, 2021 – 7:00 pm

Minutes – draft

1. **Call to Order and Certify Quorum:** The meeting was called to order at 7:00 pm. President Gary Kowalski announced there was a quorum, and notice was posted as required. Present: Kowalski, VP Eric Carver, Treasurer Doris Leonardo, Secretary, Pat Ehrman, Liz Sirna, Pierce Tibma and Vinnie Tuccio. Scott Leonard joined by phone. Darcy Morgan was absent. David Fedash represented Ameritech. One owner attended.
2. **Approval of Minutes:** Kowalski made a motion to approve the July minutes, Sirna seconded. All approved.
3. **Reports:**
 - a. **Treasurer** – Income is \$7,109 less than budgeted year to date and expenses were over \$47,627 year to date. Reserves for future projects are \$1,689,465. Ameritech will prepare 2022 budget worksheets and set up a budget workshop.
 - b. **AmeriTech** – 1. Fedash reviewed the months' work requests. 2. The tennis courts will be ready once Welch completes the striping and center post. Fedash received a bid from Fence Factory for \$2,463 to put the fence back that was removed for the construction and is getting another bid shortly. 3. The new pool furniture and umbrellas have been installed. 4. Tom Carter Painting continues to prep and paint owners stucco repairs. 5. No issues have been reported from our weekly security patrols. Continuation of the service will be revisited next month.
 - c. **North Board** – The North Board is working on landscaping.
 - d. **Grounds** – Tuccio noted the planter at the entrance was replanted with new flowers.
 - e. **Legal** – One of the four properties that was liened due to nonpayment of HOA fees has paid their account off.

Old Business/Ameritech report:

1. **Landscaping update** – Fedash included WestCoast's monthly update in his report. They will check for additional areas that need sidewalk drainage to prevent hazardous conditions when rainwater does not drain properly. Fedash noted tree removal over 4" needs a permit or a licensed arborist to communicate with the county. Kowalski will meet with the county about fines issued during the tennis court project.
2. **Compliance Committee** (formerly Fine Committee) – Kowalski has the volunteers for the committee.

3. **Meeting with Lambert Roofing** – Fedash provided Lambert’s proposal of \$56,835 to replace the fascia and soffit on the homes noted on the inspection report. PVC will be used instead of wood on the fascia. After discussion, the board approved the estimate with certain contingencies. The board agreed the fronts of the homes should be completed first starting at the front of Arabian. The lift will be needed for the backs of the townhomes. The board wanted to know the time required to rent the lift with assurance the lift would not cost more than the estimate. Kowalski made a motion to approve with these contingencies and the conditions noted on the estimate. Leonardo seconded and all approved.
4. **New owner package** – Ehrman reported Ameritech is now sending the package out with the HOA payment information they send out to all new owners. The packet explains owner/HOA maintenance responsibilities as well as general information about our Eagles Reserve community.

New Business:

1. **Architectural approvals** – The board approved the PVC fence and new lanai roof at 1699 Arabian, and the new screen enclosure at 1756 Arabian.
2. **Arabian drainage** – Westcoast will check for additional sidewalk drainage problems.
3. **Board elections** – It was recommended that board term positions be staggered so all board members were not one-year terms. Attorney Lopez will be consulted to see how this would be changed.

Announcement: Next Meeting is September 8, 2021 – 7:00 pm. Meetings will continue to be held at the Clearwater Ameritech office on Wednesdays until further notice.

Adjourn: The meeting was adjourned at 8:07 pm.

Respectfully submitted by Pat Ehrman, Secretary