

Eagles' Reserve Homeowner's Association, Inc.
Board of Trustees Monthly Meeting
Ameritech Clearwater offices
24701 US Hwy 19, #102, Clearwater

December 21, 2021 – 7:00 pm

Minutes - **draft**

1. **Call to Order and Certify Quorum:** The meeting was called to order at 7:00 pm by Vice President Eric Carver who announced there was a quorum. Present: Carver, Treasurer Doris Leonardo, Secretary Pat Ehrman, Vinnie Tuccio, Pierce Tibma. Darcy Morgan attended via zoom. Gary Kowalski, Scott Leonard, and Liz Sirna were absent. One owner attended via zoom. Kim Bramson represented Ameritech.
2. **Approval of Minutes:** Tuccio made a motion to approve the November minutes, Leonardo seconded, all approved.
3. **Reports:**
 - a. **Treasurer** – Income year to-date is \$527,099 which is \$14,596 less than budgeted. Expenses are \$69,225 more than budgeted for a total of \$293,558. Total reserves are \$1,761,812. Leonardo reported the Schwab account is being reinvested and is making money.
 - b. **North Board** – No report.
 - c. **Legal** – Five accounts are with our attorney going through the collection process.
 - d. **AmeriTech** – Bramson reviewed the month's work requests and several owner issues reported to her. Additional items are noted below.

Unfinished Business/Ameritech report:

1. **Grounds/Landscaping** – A couple of owners have requested to have palm/oak trees trimmed. As a lift is required to trim high palms and we have already trimmed palms this year the board did not agree to spend additional money to trim trees upon request. Bramson will look at the oak trees to see if branches can be trimmed without a lift. Mulch is scheduled to be put down in January around trees. Mike Hemmer sent a letter to the county requesting we be permitted to plant the 60 trees in the spring rainy season since there are no direct means of irrigation in the areas we want to plant them. It had been suggested previously that we purchase some benches for people to sit by the preserve on Lago Vista. After discussion, the idea was tabled.
2. **Westcoast drainage update** – Several drainage areas have been completed and will be sodded. There are still a few to do. Several requests for sprinkler repairs have been addressed. Sprinklers are set to run two days a week in the neighborhood.
3. **Inspections/violations** – Bramson completed an inspection of the neighborhood on December 7 and noted stucco issues on several homes. Owners have been sent letters to repair. The board agreed these matters, if not addressed by owners, will be referred to our attorney. Bramson saw a few homes with balconies that had damage and appeared to be unsafe. The board instructed her to send these owners letters to repair.

4. **Stucco issue update** – Bramson said about nine homes previously reported to have stucco damage that are on her list have not yet been repaired. The board recommended these owners receive violation letters from our attorney. The painter we have been using to paint repaired stucco no longer wants to do so. Bramson will find another painter. Information about owner responsibility for repairs and stucco repair companies is listed on our website.
5. **Pool pump replacement** – A motion was made by Carver, seconded by Tuccio to approve the proposal from Triangle Pools for \$2,139.95 to replace the broken pool pump. All approved. The idea to move the pump from the parking lot to inside the fenced area was tabled as it did not seem to be a good use of our funds. Bramson will look into having a fence installed around the pump.

New Business:

1. **Trespasser in neighborhood/security** – Neighborhood security was discussed as there has been some suspicious activity reported. The board agreed we needed to get the security guards back to patrol the neighborhood. Bramson will contact the company.
2. **Architectural Request** – The owners of 1504 LV, Lombardi's, have reported they get people from the apartments to the south walking through their yards and into our neighborhood. They have had some vandalism and issues with these trespassers and have requested permission to install a fence in their backyard. There is currently a wall at the end of LV separating our neighborhood from the apartments but the property in the back of the townhomes is open. As fences are not permitted behind the townhomes on LV, the board recommended we investigate having a fence installed along the property line from the first home (1502 LV) to the canal bank to deter this foot traffic and increase neighborhood security. Bramson will contact Fence Factory, the company that installed our pool fence about this. She will also order a "No Trespassing" sign and have the lock fixed on the LV service gate.

Announcement: The 2022 Annual HOA meeting and election of board members will be held at Ameritech on Tuesday, January 11, 2022 – 7:00 pm. The Organizational Meeting to elect officers will follow.

Adjourn: The meeting was adjourned at 8:13 pm.

Respectfully submitted by Pat Ehrman, Secretary.