

**Eagles' Reserve Homeowner's Association, Inc.**  
**Board of Trustees Monthly Meeting**

**May 11, 2021 – 7:00 pm poolside**

**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: Gary Kowalski, VP Eric Carver, Secretary Pat Ehrman, Scott Leonard, Darcy Morgan, Liz Sirna, Pierce Tibma and Vinnie Tuccio. Treasurer Doris Leonardo was absent. David Fedash represented Ameritech. Several homeowners were in attendance.
2. **Approval of Minutes:** Morgan made a motion to approve the April board minutes, seconded by Carter, all approved.
3. **Reports:**
  - a. **Treasurer** – Fedash reported our income is about \$2,000 less than budget; expenses are more than budgeted. We hold \$30,639 in prepaid HOA fees and \$12,914 in outstanding maintenance fees.
  - b. **Ameri-Tech** - Items from the manager's report are noted below.
  - c. **North Board** –Carver reported the board is working on new landscaping for the main front entrance and island.
  - d. **Grounds** – See Landscaping below.
  - e. **Legal** – Fedash reported there are four accounts in collection. Phil Colletis from Ameritech is working with us on the legal matter.

**Old Business:**

1. **Update on trash service** – Kowalski said everything seems to be running smoothly. He will check to see if smaller cans are available for those that want them.
2. **Update on landscaping** – a. Fedash noted the front island was replanted and looks good. We will add more plants next time. b. Large palm trimming is scheduled for the last week of May. c. Next week Westcoast will begin replacing dead or dying plants that are under our warranty from the relandscaping project. d. A motion was made by Kowalski, seconded by Tuccio for Westcoast to remove a large oak tree at 1699 Arabian at a cost of \$1,475. All were in favor. The roots of the tree are encroaching on the walkway and foundation. Removal is to include stump grinding and sod replacement.
3. **Pavers** – Ehrman reported the costs based on actual measurements were quite a bit higher than expected. We discussed eventually doing just the driveways from street to garage door, and giving owners the option to pay for their own walkway. Some of the walkways already have tile or pavers which would need to be removed first. This increased the cost to do walkways to over \$126K. We would also leave the sidewalks in concrete which many communities do. In light of other projects being discussed, redoing the driveways was tabled to a later date.
4. **Security** – Carver spoke with the Sheriffs Dept. and they advised us to call them if we saw any problems. Fedash bought two motion alarms that flash a red light and sound a siren at night. Tibma helped install the lights at the pool as we are still having issues with people jumping the fence and coming into the pool at night. Fedash has also been in touch with Surveillance Technology about installing a RING type system. Patricia Argo requested she be permitted to

come with friends after dusk when the pool closes to socialize with friends. The request was denied except for community socials. Our insurance requires the pool be closed at night.

5. **Tennis Court Redo** – Fedash received more options using independent paving contractors for the base and is waiting on additional estimates. There was discussion about removing the large oak trees along the fence of the tennis court as the roots are causing problems. Tibma said the DOT uses a plastic root protection barrier to solve the root problems and it is a lot cheaper than removing the trees that provide shade. Tibma will find out the vendor that does this.
6. **Work orders** – Several work orders from owners were addressed in the manager’s report; many were for sprinkler issues. The owner of 1540 Lago Vista reported sod that had been planted over mulch has died and requested new sod. As he does not use a computer, Ehrman will send in the work order for him.
7. **Roof/gutter inspections** – Lambert submitted an estimate of \$39,850 for repairs to the soffits/facia/gutters and downspouts noted on his report. Approximately \$10K of that was to rent the lift as most of the issues are on the third floors. No decision was made at this time. Morgan noted the report said all the villas were fine yet she and a few others noted their fascia was not in good shape and the inspectors did not go into the fenced backyards to check anything.
8. **Towing** – Fedash has posted notices that towing will resume June 1 on mailboxes and notice was posted on Facebook and our website.

**New Business:**

1. **Flagpole** – The flagpoles at our entrance were restrung and new flags installed due to broken clips and ropes.
2. **Mailboxes** – Fedash had the janitors clean the mailboxes.
3. **Electric upgrade at entrance** – Ehrman requested we upgrade the electrical outlets at the entrance to accommodate the holiday lights and decorations. Fedash will contact an electrician to get a bid.
4. **Grounds/maintenance committee** – There was a brief discussion about forming a maintenance committee to check homes when maintenance issues are reported. The board is working on a policy and procedures for future maintenance of both owner related and HOA related maintenance. Kowalski is writing his recommendations and will forward to the board for their comments.

**Announcement:** The next meeting is June 8, 2021 – 7:00 pm

**Adjourn:** The meeting was adjourned at 8:05 pm.

Respectfully submitted by Pat Ehrman, Secretary