

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

Wednesday, November 10, 2021 – 7:00 pm

Minutes

1. **Call to Order and Certify Quorum:** The meeting was called to order at 6:56 pm. President Gary Kowalski announced there was a quorum, and notice was posted as required. Present: Kowalski, Treasurer Doris Leonardo, Secretary Pat Ehrman, Liz Sirna, Darcy Morgan, and Vinnie Tuccio. Pierce Tibma, Scott Leonard, and Eric Carver were absent. Three owners attended. Kim Bramson represented Ameritech.
2. **Approval of Minutes:** Kowalski made a motion to approve the October minutes, Leonardo seconded, all approved.
3. **Reports:**
 - a. **Treasurer** – Income to date is \$16,119 less than budgeted and expenses are \$63,288 more than budgeted. Total reserves are \$1,735,170. Projects affecting our reserves include tennis court replanting and the 2022-2023 repainting of all buildings. Driveways will also need to be addressed. The 2022 budget meeting is scheduled for December 14.
 - b. **North Board** – The board is proposing new LED lighting for the entrance. The lien for an owner was put on hold.
 - c. **Legal** – Three accounts are with our attorney and will go to foreclosure. One owner paid in full and will receive a release of lien. One owner requested a reduction in fees. The board turned down the request as the owner is a repeat offender.
 - d. **AmeriTech** – Bramson reviewed the month's work requests and several owner issues reported to her. Additional items are noted below.

Old Business/Ameritech report:

1. **Grounds/Landscaping** –
 - a. Planter -The entrance planter was replanted with fresh flowers.
 - b. Mulch - It was agreed that we should not put the mulch up against the houses. Tuccio will speak with WestCoast about just putting mulch around the trees.
 - c. Crepe myrtle cutbacks are scheduled for February.
 - d. Bramson will check on having a pine tree at 1734 LV trimmed or removed.
 - e. Lawn mowing will continue weekly through November as needed and then switch to twice a month for the winter.
 - f. 1706-1710 Arabian will have mole cricket treatment and a large philodendron removed. The board noted we will not pay for a re-landscaping of the back of the home.
 - g. A tree was removed from 1504 LV.
 - h. Front gate - A reported beeping noise at the front gate was checked and is coming from the security camera equipment. Bramson will contact the company to repair and change the time; Amazon has installed a key system at the front gate so they can deliver packages after hours; The pulley on the Florida flagpole was repaired and the flag was raised.
2. **Westcoast drainage** – Work began on the drainage issues by the pool and parking lot.
3. **Stucco repairs** – Stucco deterioration in the backs of some townhomes continues to be reported. The board agreed we cannot stress enough to owners that they need to maintain

their homes before issues get out of hand. A list of stucco repair companies is listed on our website.

4. **Architectural requests** – The board approved 1743 and 1630 Arabian’s requests for window replacements. New outside doors also need approval.

5. **Tennis Courts** – Bay Area Fence Factory has completed work on the fence. Sirna remarked the gate lock and hinges are old and rusty and in need of replacement. The cloth draping on the fence needs to be fixed. Bramson will check on this.

6. **Security Patrols** – As no issues have been reported in the past few months the board agreed to stop the patrols. They can be resumed if there are any more problems.

New Business:

1. **Inspections** – Bramson will begin walking the neighborhood to inspect for violations. It was agreed that gated villa backyards will be included but villa owners will be advised beforehand that someone will be entering their gate - most likely on a lawn mowing day as the gates are open. It was felt inspections are necessary, especially due to issues with aging and deteriorating stucco and wood in the backs of some homes. Photos will be taken of violations and letters sent to owners to rectify any problems.

2. **Gutters on villa fronts** – Ehrman requested that Bramson ask our roofer to check all villa gutters to make sure the gutter guards are in place in the front inside corners.

3. **Rentals** – Morgan noted there are approximately 45 rentals in the neighborhood which is a large percentage (25%) and not many are following the rules on submitting yearly renewals to Ameritech. Bramson will send Morgan a list of any rental contracts she has on file and dates they expire. Kowalski will ask Carver to draft new rental text. It was suggested that a deposit should have to be held by Ameritech. This will be discussed further.

4. **Exposed wires** – Ameritech will contact the utility companies to check the green utility boxes in front yards for exposed wires and try to get the companies to repair the broken boxes.

5. **Violation letters** – Sirna noted there are still people not picking up after their dogs. Trash cans are also not being put inside garages in a timely manner. Violation letters need to be sent out to offenders.

6. **Street signs** – Bramson will order a new no parking sign for Lago Vista as the old sign is faded and hard to read.

7. **Pressure washing** – Pressure washing will be done in the spring for driveways and sidewalks.

8. **Pool area** – The cleaning service noted the men’s room sink faucet was leaking. A new faucet was ordered. Bramson will have the shower head checked as it may need to be replaced. There are also some dead plants in the pool area that need replacing.

9. **Towing** – An owner noted people are parking all night on LV. The board agreed to have the tow service resume random checks and tow offenders that are parking on the street between 2:00 and 6:00 am.

Announcement: Next Meeting is December 14, 2021 – 7:00 pm at Ameritech. The 2022 budget meeting will be held at this time.

Adjourn: The meeting was adjourned at 8:04 pm.

Respectfully submitted by Pat Ehrman, Secretary