

**Eagles' Reserve Homeowner's Association, Inc.**  
**Board of Trustees Monthly Meeting**  
**AmeriTech Clearwater offices**  
24701 US Hwy 19, #102, Clearwater  
Wednesday, October 13, 2021 – 7:00 pm

**Minutes**

1. **Call to Order and Certify Quorum:** The meeting was called to order at 7:07 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, Scott Leonard, Darcy Morgan, and Vinnie Tuccio. Pierce Tibma joined the meeting in progress by phone. Six owners attended. Phil Colettis, Ameritech in Kim Bramson's absence.
2. **Approval of Minutes:** Tuccio made a motion to approve the September minutes, Kowalski seconded, all approved.
3. **Reports:**
  - a. **Treasurer** – Income to date is \$13,872 less than budgeted and expenses are \$55,248 more than budgeted. Total reserves are \$1,708,224. Projects affecting our reserves include tennis court replanting and the 2022-2023 repainting of all buildings. Ehrman and Leonardo met with Ameritech to go over the 2022 budget. The trash expenses have been budgeted into next year. HOA fees are to remain the same. The community budget meeting is scheduled for December 14.
  - b. **North Board** – The Spectrum proposal is still in the planning stages. The entrance has been landscaped.
  - c. **Legal** – Five accounts are with our attorney. Normal procedures are being followed regarding these failures to pay. Three accounts are to go to foreclosure.
  - d. **AmeriTech** – 1. Bramson reviewed the months' work requests and several owner issues reported to her. The tree at 1774 Arabian that was requested to be removed was determined by WestCoast not to be a problem and will not be cut down. Carver requested a certified letter be sent to the owner notifying him the tree was not to be cut. 2. Fence Factory has the tennis court repair work scheduled to be completed by November 29. 3. No issues have been reported by the security patrol. 4. Arc and Spark completed part of the new electrical outlets at the entrance and will finish on October 16.

**Old Business/Ameritech report:**

1. **Landscaping update** – The county is requiring we replant 60 2-inch native shade trees in ER. Tuccio is working on this. WestCoast is to replace dead plants on October 15. All turf will be fertilized in Oct. Crepe Myrtle cutbacks are in Feb. Bi-weekly mowing will start Nov. 1.
2. **Tennis courts** – The courts were inspected and have been approved. It was noted they are not professional regulation courts but are community tennis courts.
3. **Westcoast drainage update** – Bramson, Colettis and Tuccio met with WestCoast on September 24 to discuss WestCoast's drainage proposal. It was determined that the

best solution for the parking lot flooding would be to build berms. A bid was submitted for \$10,450 to build the berms and install catch basins at four homes to stop hazardous sidewalk drainage. A motion was made by Kowalski, seconded by Carver to approve the bid. All were in favor.

4. **Stucco repair updates** – Kowalski reported he had looked at 3-4 completed stucco repairs completed by owners.
5. **Lambert Roofing** – Lambert was to start soffit and fascia repairs in early October but has been delayed due to materials not coming in. His proposed new start date is October 18 barring any further delays.
6. **Owner displayed flags** - After discussion, the board agreed flags were not an issue and any problems would be discussed separately. The motion was made by Carver, seconded by Sirna, all approved. It was noted that US, state and military flags are all approved legally.
7. **Halloween** – Tibma will close off the parking lot for the trunk or treat. He will post notices and ask people to bring pre-wrapped candy to distribute. Ehrman will work with Tibma to post the information.
8. **Compliance Committee** – A motion was made by Ehrman, seconded by Leonardo to approve the three owners Kowalski recruited for the Rules/Compliance committee, all approved.

**New Business:**

No new business was discussed.

**Announcement:** Next Meeting is November 10, 2021 – 7:00 pm at Ameritech.

**Adjourn:** The meeting was adjourned at 8:30 pm.

Respectfully submitted by Pat Ehrman, Secretary