

**Eagles' Reserve Homeowner's Association, Inc.**  
**Board of Trustees Monthly Meeting**  
**AmeriTech Clearwater offices**  
24701 US Hwy 19, #102, Clearwater  
Wednesday, September 8, 2021 – 7:00 pm

**Minutes**

President Gary Kowalski introduced our *new AmeriTech property manager Kim Bramson*, who recently replaced David Fedash. Kim is a Licensed Community Association Manager and has spent her entire career in property management. The board welcomed Kim.

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, Scott Leonard, Darcy Morgan and Vinnie Tuccio. Three owners attended.

2. **Approval of Minutes:** Tibma made a motion to approve the August minutes, Carver seconded, all approved.

3. **Reports:**

a. **Treasurer** – There was no treasurer's report available for the meeting. Several board members met early this evening to review the 2022 draft budget. A preliminary budget will be available Friday for full board review. A budget meeting with the board was scheduled for September 23 at 6:00 pm at Ameritech to go over the recommendations.

b. **AmeriTech** – 1. Bramson reviewed the months' work requests. 2. The tennis courts are finished, and temporary netting was installed until the fence is put back. Bramson will check to make sure the courts were inspected and pass code. The netting that is hanging crooked needs to be straightened 3. No issues have been reported from our weekly security patrols. The board agreed we should continue the patrols. 4. The damaged state flag at the front entrance has been replaced. 5. Installation of additional electric outlets at the entrance is to be done in 2-3 weeks.

c. **North Board** – The North Board is still working on landscaping the entrances and negotiations with Spectrum.

d. **Grounds** – nothing reported by Tuccio.

e. **Legal** – Two accounts will proceed to foreclosure. Our attorney will be consulted about the third. Normal procedures are being followed regarding these failures to pay.

**Old Business/Ameritech report:**

1. **Landscaping update** – WestCoast's monthly report had not been submitted by Mike Hemmer in time for the meeting. He is preparing his budget for us for 2022.
2. **Tennis courts** – Kowalski made a motion, seconded by Carver to approve the bid for \$2,463 from Fence Factory to replace the rolled back fencing. All approved. The other bidder was significantly higher.
3. **Westcoast drainage update** – Hemmer had submitted an estimate for \$6,400 to fix the sidewalk drainage at seven locations. The board did not approve the bid and had

questions about how far into owner yards the pipe would extend. It was noted the drains had previously been installed from sidewalk to street and that is what was felt was needed. Bramson will contact Hemmer for an explanation of all the corrugated pipe that was being recommended in the estimate. It was noted that drawings explaining where the pipe would be installed would be beneficial. Janitorial staff had treated the slippery areas of the sidewalks.

4. **Stucco repair updates** – Tom Carter painting continues to prep and paint the large stucco repairs completed by owners. 1774 Arabian has scheduled their repairs and the HOA will paint once the stucco cures. This is ongoing as owners repair their damaged areas.
5. **Lambert Roofing** – Estimated start date to replace fascia and soffits noted in Lambert’s inspection report is October 5, weather permitting. Arabian Lane numbers 1692, 1694, 1696, 1700, 1704, 1710 are scheduled first.

**New Business:**

1. **Owner displayed flags** – After discussion about what should be allowed, Carver volunteered to research the matter and report back to the board.
2. **Halloween** – Tibma suggested we have one designated location within ER for children to go to collect candy instead of going door to door. A trunk or treat at the pool parking lot was decided on. Tibma volunteered to organize the event. Ehrman will help with signage and notifications.
3. **Compliance Committee** – This was the fine committee, renamed the Compliance Committee. Kowalski has three owner volunteers that will be voted on in October. They will act as mediators between an owner and the HOA should a violation be disputed and will have the authority to either impose the fine or overturn the fine.
4. **Garage sale** – The fall garage sale will be held November 13 from 8:00 am – 2:00 pm. We will again have a large dumpster behind the pool on LV for residents’ use during that weekend.

**Announcement:** Next Meeting is October 13, 2021 – 7:00 pm. Meetings will continue to be held at the Clearwater AmeriTech office on the second Wednesday of the month.

**Adjourn:** The meeting was adjourned at 8:19 pm.

Respectfully submitted by Pat Ehrman, Secretary