

Eagles' Reserve Homeowner's Association, Inc.

Board of Trustees Monthly Meeting

April 12, 2022 – 7:00 pm

At Ameri-Tech Office and ZOOM Meeting

Minutes

1. **Call to Order and Certify Quorum:** The meeting was called to order at 7:00 pm. Present were President Vinny Tuccio, VP Pierce Tibma, Secretary Pat Ehrman, Treasurer Doris Leonardo, Director Eric Carver. Kim Bramson represented Ameri-Tech. Several homeowners were on the Zoom call.
2. **Approval of Minutes:** Pat made a motion to approve the March board minutes, seconded by Pierce, all approved.
3. **Reports:**
 - a. **Treasurer – Leonardo** – Income to date is \$9,700 more than budgeted and expenses are \$10,396 more than budget. Reserves are \$1,784,864. It was noted that painting is scheduled for next year and paint costs have risen. Doris asked for a second person to work on Schwab accounts with her. Account is due for renewal in May. BOD discussed maybe leaving Schwab or asking them to assign a money manager. Vinny will speak with someone at Rogan & Rogan investment firm.
 - b. **Ameri-Tech** – Bramson reported on items below.
 - c. **North Board** – Pierce and Pat attended the meeting via Zoom. Eagles Reserve main entrance will be closed for a week for ongoing construction of the north extension of the Pinellas Trail along East Lake Road. BOD will post notice informing of closure. If you are attending meeting via Zoom cameras must remain on.
 - d. **Legal** - 5 accounts are with the attorney - 1 unit is ready to foreclose on the lien, BOD agreed to move forward with the foreclosure. 1 unit is ready to have lien filed; BOD agreed to file lien. 2 units have entered payment arrangements. 1 unit agreed to payment arrangement but has not submitted any payments, since initial, and have not been reached. BOD agreed to send a final warning letter. 1 is on hold until further notice. Total A/R is \$18,114 of that \$4,165 is current past due.

Unfinished Business/Ameri-tech:

1. **Grounds/Landscaping** – Kim and Vinny met with Mike Hemmer and discussed concerns. Several projects that should have been done a while ago are still not done. Mike agreed we were not getting the service we should be and has begun providing weekly updates and proposals. He has had staffing problems. Flowerbed plants for the front have been ordered. They will have weekly visits to remove debris and remove weeds. BOD stated that improvements were noticed. Mike provided 3 proposals for consideration: *Trimming and enhancements around Lago Vista and Arabian* \$6,500. Eric motioned to approve, Pierce seconded; motion passed; *palm tree trimming entire association* \$13,235 – 219 palm trees along the two streets. Pierce made a motion to wait for a later date; Pat seconded. BOD stated that palm trees need to be recounted because 219 palm trees is not accurate. Motion passed to wait. *Conservation maintenance* - \$4,900 Lago Vista, \$2,750 Arabian. Total \$7,625. Kim will walk with Mike to assure where all the work will take place and exactly what is wanted or apply markers showing areas that need the work. Eric motioned to approve, and Pierce seconded. Motion passed to approve the work. We have not heard anything from the County regarding the 60 trees they want us to plant.

2. **Flags** – Affordable Work Orders has ordered the flags for the front entrance, and they will be put up as soon as they arrive. An extra set was ordered.
3. **Front gate** – Currently being manufactured. Claim was filed with our insurance company, and they will be pursuing reimbursement with the renter's insurance. Their insurance agreed their client was negligent in hitting the gate and will pay.
4. **Fence and gate** – Bob from Bay Area Fence looked at front of tennis court fence. It must be replaced. He is sending over an estimate.
5. **Pressure washing** – Estimate of \$29,900 was received from H2O for cleaning roofs and \$6,530 for driveways. Vinny feels more estimates should be submitted. If new estimate is lower than Billy's, then maybe work with Billy for lower price. BOD agreed the estimate was too high and was not a good use of our money.
6. **Architectural Applications** – 1504 Lago Vista wants Direct TV dish – BOD approved.
7. **Leasing application** – 1656 Arabian approved by BOD
8. **Roofs & chimney leaks** – 1528 Lago Vista has possible chimney leak. Joe Lollis had it tarped. Joe stated that the chimney cap needs replacing. 1673 Arabian reported possible leak around chimney that will be looked at during annual roof inspections.

New Business:

1. **Front entrance** – Vinnie suggested adding a rubber speed bump by the front gate to slow drivers down. Kim will get proposals. The white stripes before the gates need to be repainted wider. The exit gate and entrance gate are not synching. Kim will speak to someone to have the timing adjusted.
2. **Surveillance cameras** – Hard drives were out during the last accident at the gate so there were no videos. The BOD would like to install cable so it can be viewed at home and enhanced cameras to be able to view license plates. BOD asked to have additional cameras installed at pool, tennis court, and parking lots. Kim will speak to Surveillance Tech and get estimates.
3. **Water softener** - 1685 Arabian's water softener drains rusty water into the road. Kim will reach out to the owner.
4. **Wall blocking driveway** – The owner in the first townhome on Arabian wants permission to move the low brick wall on the side of his driveway back a few feet as it is in the way when driving in and out. BOD agreed and asked that he enter work order for documentation.

Open to floor

1. Shawn from 1504 Lago Vista, via zoom, noted there is a lot of foot traffic behind his home from the surrounding apartments and asked when fencing will be up to prevent this from happening. Was assured that metal fence will be installed May 9th. Also asked about food delivery places not finding the homes on Lago Vista on GIS maps. Pierce stated it was a software issue and one needs to call drivers and specify that they are in Eagles Reserve and not the neighborhood north of us.

Announcement: Next manager walk through is April 26, 2022. Kim will alternate between the front and the back of the property each month.

Next BOD meeting on May 10, 2022

Adjournment: The meeting was adjourned at 8:17 pm

Respectfully submitted by Aneliese Gonzalez, Ameritech