

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

August 9, 2022 – 7:00 pm

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 and Director Eric Carver. David Fedash represented Ameri-Tech. Several homeowners were on the Zoom call.
2. **Approval of Minutes:** Pierce made a motion to approve the July board minutes, seconded by Carver, all approved.
3. **Reports:**
 - a. **Treasurer – Leonardo** – Year-to-date income is \$351,185.00 which is \$6,870 more than budget of \$344,715. Expenses YTD \$180,017.00. This is \$12,368 more than budget of \$167,648.00. Middle of year expenses tend to go over plus the current projects of the pool and gutters have added to the increases. Fedash suggested moving some of the work expenses to Reserves. There was discussion of adding a line item to budget for the security. BOD agreed. Fedash will begin working on the 2023 budget.
 - b. **Ameri-Tech** – Fedash reported on items below.
 - c. **North Board** – Had no July meeting. Someone reached out to Fedash and complained about the lily pads in the ponds. Fedash said he will speak to then South Board as this is their responsibility.
 - d. **Legal** - With the exception of one account all have been rectified

Unfinished Business/Ameri-Tech report

1. **Grounds/Landscaping** – Palm tree trimming was completed by Mu-Grow. MuGrow also installed sod between 1706/1710 Arabian. They will be bringing an arborist out to inspect and draft a report for a tree removal at 1724 Lago Vista. The tree will be replaced. Mugrow will also recount the oak trees and give a proposal for trimming them. Westcoast finished several work orders that were outstanding.
2. **Gutter project update** – Lambert completed installing diverters to all the buildings. Now working on downspouts and elbows.
3. **Stucco** – 1720 Arabian completed. Following up to confirm if whole chimney was painted. Judy Stump has garage door that needs to be painted.
4. **Leasing app** – One application pending.
5. **Surveillance cameras** – Cameras were mounted by the pool, tennis courts and parking lot and are operating. BOD has access via phone and computers.
6. **Pressure washing** – Should take 3-4 weeks to complete. Notices will be posted.
7. **Update from Westcoast** – Work requests are being taken care of in a quicker time frame. Ehrman asked when they would finish the drains as they were supposed to start August 8. Fedash will reach out. Mike Hemmer stated he will be providing a spreadsheet of his work for documentation purposes. Fedash noticed some trees that have begun to lean and need to be re-staked. He will discuss with Mike Hemmer to have them fixed.

New Business:

1. **Tree roots** – Carver asked who is responsible for tree roots coming from the North Board side under the wall into his yard at 1725 Arabian. BOD discussed and will investigate it.
2. **HOA Document review** – There was discussion that our community documents are outdated and vague in some areas. All agreed these need to be reviewed by an attorney and updated.
3. **Meeting date change** – Leonardo asked that we move the monthly meeting from Tuesday to Thursday as she has a conflict on Tuesdays. The board agreed.

Next Meeting is Thursday, September 8th at 7:00 pm.

Adjournment: The meeting was adjourned at 7:45 pm

Respectfully submitted by Aneliese Gonzalez, AmeriTech