

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

July 12, 2022 – 7:00 pm
ZOOM Meeting

Minutes

1. **Call to Order and Certify Quorum:** The meeting was called to order at 7:04 pm. Present were President Vinny Tuccio, VP Pierce Tibma, Secretary Pat Ehrman. Director Eric Carver attended via Zoom. Treasurer Doris Leonardo was absent. David Fedash represented Ameri-Tech. Several homeowners were on the Zoom call.
2. **Approval of Minutes:** Tibma made a motion to approve the June board minutes, seconded by Tuccio, all approved.
3. **Reports:**
 - a. **Treasurer** – Income was over budget as were expenses. Reserves are \$1,876,752.
 - b. **Ameri-Tech** – Fedash reported on items below.
 - c. **North Board** – Construction of Pinellas Trail is progressing. It was determined the trail had been designed too low and the County needs to gradually grade the surrounding area down to the trail elevation. This will affect 18 properties plus the Boot Ranch North property.
 - d. **Legal** – One account was paid in full. Three are still with our attorney. The board voted to proceed with lien foreclosure on one as the owner has not responded to correspondence since March. One other account is already in lien foreclosure.

Old & Unfinished Business/Ameri-Tech Report

1. **Grounds/landscaping –**
 - a. Mu-Grow completed the palm tree trimming last week.
 - b. Our attorney received the letter from the arborist regarding the oak trees at the tennis court and will forward to the County.
 - c. WestCoast put new flowers in the front planter. There was discussion about our dissatisfaction with WestCoast's services in general and the possibility of changing companies. It was noted that they have been doing better since we put them on notice, but we would like to have a supervisor on the property when work is being done. No decision was made. Fedash will get an updated bid from Mu-Grow. WestCoast has scheduled installation of the last drains on Arabian for early August. They submitted a bid of \$1,736 to place some sod in between two townhomes on Arabian. The board felt the price was too high and will get another bid.
2. **Inspections/violations** – 1720 Arabian received the damaged stucco violation letter and advised repairs are to begin this week. Tom Carter continues to paint the stucco repairs.
3. **Pool resurface** – The board approved Pool Work's bid of \$79,957 to renovate the pool and move the equipment. Work will not begin until Sept. 2023. The hinge was repaired on the pool equipment box. The fence company repaired the base of the gate that was loose in the cement.
4. **Front gate/entrance** – The quarterly gate inspection was completed, entrance pillar was repaired and painted, a no tailgating sign was posted at the exit, and reflective tape and a reflector were put on the side of the keypad panel.
5. **Speed bumps** – Affordable Janitorial Service painted the speedbumps throughout the neighborhood

and stop bars at the gates for \$1,500.

6. **Leasing application** – None to be approved. Fedash reported two renewals for current tenants were submitted today – 1644 and 1717 Arabian.
7. **Surveillance cameras** – Frontier installed the 300/300 internet service at the front gate and pool cabana. Frontier will cost \$54.99 per month. The new cameras should be here in one – two weeks and will be scheduled for installation.
8. **Pressure washing** – A motion was made by Tibma, seconded by Carter to approve the pressure washing of roofs and concrete driveways by H2O for \$36,430. All approved.
9. **Gutter maintenance/repairs** – Lambert Roofing submitted bids to add downspouts and diverters to townhomes where gutters are currently insufficient in heavy rain. Arabian - \$23,400; Lago Vista - \$60,060. A motion was made by Tibma, seconded by Ehrman to approve the bids. All approved. The work will begin once the materials arrive.

New Business:

1. **Oak tree trimming** – Mike Jenkins requested his oak tree at 1680 Arabian be trimmed. Leon Fox requested his oak tree in the back of his home be removed as it is damaging his lanai. He would like it replaced with another tree – possibly a crepe myrtle. Marcia Marfiak said her trees on the side of her townhome had not been cut yet and she would like them trimmed away from the house. Fedash will handle.

Announcement: The next meeting will be held August 8, 2022 at 7:00 pm.

Adjournment: The meeting was adjourned at 8:05 pm.

Respectfully submitted by Pat Ehrman, HOA Secretary