

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

November 16, 2022, 7:00 pm

**Minutes**

1. **Call to Order and Certify Quorum:** The meeting was called to order at 7:04 pm. Present were President Vinny Tuccio, Vice President Pierce Tibma, Secretary Pat Ehrman, and Treasurer Doris Leonardo. Vice President Eric Carver was absent. David Fedash represented Ameri-Tech.
2. **Approval of Minutes:** Tuccio made a motion to approve the October minutes, seconded by Tibma, all approved.
3. **Reports:**
  - a. **Treasurer** – Year-to-date income is \$496,159 which is \$3,709 more than budget; Expenses YTD \$227,087, \$12,411 less than budget. Total reserves are \$1,844,298.
  - b. **Ameri-Tech** – Fedash reported on items below.
  - c. **North Board** – A pond committee is being formed to try to work with the South Board about getting rid of the plants that are taking over the ponds, and the island on the eastern most pond that was formed from runoff from E. Lake Rd. It has been reported that alligators are hiding under the plants near the shore which creates a dangerous situation. Rainmaker has not yet replaced the dead Podocarpus at our entrance and will be told they need to do so as we are decorating the area for the holidays next week.
  - d. **Legal** – One owner requested her penalty fees be waived. The board voted to keep the fees. One owner paid in full, another is being sent to foreclosure as promises to pay never happened.

**Old Business:**

1. **Grounds/Landscaping** – Fedash has a long list of outstanding work orders both landscape and irrigation that are long overdue. We are working to get all outstanding orders completed as soon as possible. Westcoast has repeatedly said they would take care of these but never show up.
  - a. **Westcoast** – Westcoast was sent a notice of termination of contract effective 12/31/2022.
2. **Inspections/Violations** – 1768 LV was sent a noise nuisance violation letter; 1610 LV a letter for their car; 1671 Arabian a notice about the political signs. 1806 LV owners are in England and have not responded to requests to maintain their outside pool. It is a hazard. The board agreed to have our pool maintenance company look at it and treat it. The HOA will than invoice the owner.
3. **Stucco** – No new requests.
4. **Gate accident** – Nothing new. Subrogation still pending. Insurance check received.
5. **H2O pressure washing** – Roofs are complete. Sidewalks and driveways to start tomorrow (11-17).
6. **Front entrance gates** – Rubber speed bumps were relocated to sit under the closed gates to prevent people from going in and out the wrong way to avoid the bumps.

**New Business:**

1. **2023 Landscaping vendor** – Fedash received bids from three companies to handle our base services. The board agreed to hire Mu-Grow at \$78,000 per year. We have been using them for projects that Westcoast has not completed and have been happy with the quality and timeliness of service. They will begin regular service in January.
2. **Mulch** – Mulch will be installed in the spring once Mu-grow has a chance to get the landscaping back

in good shape. The cost will be \$6,800. Mulch will be large chips and brown in color.

3. **Oak tree trimming** – The board agreed to have Mu-grow trim back the oak trees behind the townhomes on Arabian at a cost of \$17,100. They will begin once the ground is dry enough to get their equipment back there. The motion was made by Tuccio, seconded by Tibma and all approved the oak tree trim and the mulch.

**Announcement** – The next meeting is December 8, 2022 following the Budget Approval meeting at 7:00 pm.

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

Respectfully submitted by Patricia Ehrman, HOA Secretary