

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

September 8, 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, Secretary Pat Ehrman, and Director Eric Carver. Doris Leonardo and Pierce Tibma were absent. David Fedash represented Ameri-Tech. Several homeowners attended on Zoom.
2. **Approval of Minutes:** Carver made a motion to approve the August board minutes, seconded by Tuccio, all approved.
3. **Reports:**
 - a. **Treasurer** – Year-to-date income is \$399,304; Expenses YTD \$204,853. Total reserves are \$1,859,848.
 - b. **Ameri-Tech** – Fedash reported on items below.
 - c. **North Board** – The board noted the aquatic weeds overtaking the two ponds by the apartments and was going to contact the South Board to discuss their taking care of them. The board is working with the County on the entrance middle island extensions, sprinkler issues and grass replanting that have resulted from the construction of the Pinellas Trail.
 - d. **Legal** - With the exception of one account, all have been rectified. The board approved a payment schedule request for one owner.

Old Business:

1. **Grounds/Landscaping** – Mugrow completed tree removal and stump grinding at 1724 Lago Vista. The tree will be replaced. Mugrow also submitted a bid of \$17,100 to trim the oak trees behind the townhomes on Arabian along the preserve. They plan to use a lift but must wait until the ground is drier. Fedash will ask WestCoast for a bid as well. Due to our dissatisfaction with WestCoast this year, Fedash asked MuGrow for a bid to take over our lawn maintenance in 2023. Mike Hemmer at WestCoast has been out on leave and Fedash has been working with the company CEO to try to get the remaining drains on Arabian completed as well as new and outstanding work orders. The drains were to have been installed almost a year ago.
2. **Gutter project** – Lambert completed installation of gutter diverters on all buildings on both streets and downspouts on townhomes. The lift should be removed from our parking lot next week.
3. **Stucco** – Tom Carter continues to paint all new stucco requests. Three were recently completed.
4. **Leasing app** – One application for 1656 Arabian.
5. **Pressure washing** – H2O completed the villas and will start the townhomes using a lift. This should take 3-4 weeks, weather permitting. They will replace any plants damaged by the cleaning solution.

New Business:

1. **Update on gate accident** – Carver filed a report with the PCSO on behalf of the HOA. The owner is known and has a Tampa address but has not yet claimed the car which is at A1A tow yard. Fedash contacted our insurance company and we have received an estimate to repair the gate (\$4,139.70) as well as an estimate to reverse the gates to open out (\$4,547).
2. **HOA Document review** – There was discussion about what needed to be clarified in our legal

documents regarding maintenance issues. All agreed we should get another attorney to review and comment on clarifications and updates.

3. **Sidewalks/walkways** – After an owner requested repairs to chipped pavers on his walkway to the front door that were damaged by lawn maintenance people, the board determined the pavers, which were installed by an owner, were not the responsibility of the HOA and the owner is responsible for repairs. Walkways to our front doors are not common areas like sidewalks that the HOA is responsible for maintaining.
4. **Speedbumps at entrance** – In light of our having the third accident at the front entrance this year the board recommended we install rubber speed bumps in front of the gates by the painted white lines. Speedbumps should cause drivers to slow down as they approach the exit. All agreed.
5. **Solar panels** – An owner had inquired about installing solar panels. Solar panels are not permitted on the tile roofs due to our roof warranty but are permitted on owner's lanai roofs if they do not affect the tile roof. As noted, the HOA bears no responsibility for lanais.
6. **Garage sale dates** – All approved November 12 as the date for the fall garage sale.

Next meeting is Thursday, October 14 at 7:00 pm.

Adjournment: The meeting was adjourned at 7:53 pm

Respectfully submitted by Patricia Ehrman, HOA Secretary