

EAGLES RESERVE HOMEOWNER'S ASSOCIATION, INC.

Board of Directors Meeting

Ameritech Clearwater offices & via Zoom

Minutes - DRAFT

April 13, 2023 - 7:00pm

1. **Call to Order and Certify Quorum:** The meeting was called to order at 7:00 pm by President Vinnie Tuccio and a quorum was certified. All that were present: President Vinny Tuccio, Vice President Pierce Tibma, Secretary Pat Ehrman, Treasurer Doris Leonardo, Directors Eric Carver and Rick Husk. 5 homeowners joined in person and 3 homeowners joined via zoom. David Fedash, LCAM represented Ameri-Tech.
2. **Approval of Minutes:** Tuccio motioned to approve the March meeting minutes and Tibma 2nd the motion, all approved.
3. **Reports:**
 - a. **Treasurer Reports:** Leonardo – Total Income: Year-to-Date is \$151,031 which is \$3,296 more than budgeted (\$147,735) -Yr-to-Date Total Expenses: Year-to Date is \$76,680 which is \$5,634 more than budgeted (\$71,046)-Yr-to-Date Total: \$1,931,544 - which includes the Reserves: \$1,879,722 Significant Future Repairs or Replacement Projects Affecting Reserves: 2023 – Pool Resurface and exterior painting of buildings. Bids are being submitted for painting. Some Variances Year-to-Date: a. Irrigation/Maint-General is \$1,150 over budget Yr-to-Date b. Utilities/Trash- is \$5264.29 over budget Yr-to-Date c. We have \$16,451 in outstanding Maintenance Fees. We hold \$31,038 in pre-paid monthly assessments.
 - b. **North Board** - Husk reported that Solitude Lake Management will spray the pond growth every two weeks until the remaining Water Hyacinth is gone. The South Board is looking into another company to manage the pond maintenance.
 - c. **Legal** – One account preparing for final judgement, one paid off, one bank foreclosure being monitored by attorney.
4. **Fedash** - No Architectural forms or lease applications received this month.

Unfinished Business/Ameritech Report by Fedash

1. **Grounds/Landscaping** - a. ALL landscaping workorders for sod and plantings are delayed until irrigation is operating properly. Want to make sure there are no issues or leaks. Please be patient. b. Arabian Lane sign has been replaced. c. Irrigation: Mu-Grow is working on repairing main water lines and battery – operated sprinkler controllers. d. Overflow parking lot lighting: Workorder is in the process. Duke will provide options. Evaluation requested of current streetlights for possible upgrade to decorative light poles and fixtures. Pending. e. Pool Furniture repairs: 2 lounge chairs sent out for repairs. f. Landscaping Work requests: Requests for sod and any plantings are delayed until irrigation is operating properly.
2. **Documents/Website** – Continue decision on making the website and documents simpler for all Owners.

New Business:

1. **Painting contractors Bids- Paint Project:** 3 BASE BIDS... (We may need to get clarification on the scope of work contained in each bid.) 1 Contractor that attended the pre-bid decided this project was beyond their ability...Ryan is requesting Tom White Painting for the 4th Bid. Date to meet with designer is April 25 at noon. **Bid 1)** ISLAND \$ 347,000 **Bid 2)** LOWES \$ 420,000 **Bid 3)** CPR \$ 469,935. Time frame for painting project: 6months - Prep and Paint.

2. Gate Issues - Discussion continues over best options to make gate access simpler and to decrease gate accidents.

3. Trash Proposal - Trash Collection: COASTAL- Paid Quarterly. Current \$ 12,014.0/Proposed \$10,512.50. Though a bid was requested from Solar the board determined that Solar did not supply trash cans, therefore they were not an option. **a. Trash collection days changed:** Tuesdays and Fridays as of Tuesday 18th 2023.

4. Roof Inspections – Roof inspections/Gutter cleaning: Lambert roofing proposal \$ 9,480. Will have Joe check for any obvious wood or stucco issues that need to be addressed.

Open forum with attendees in person and by via zoom. Discussion over landscaping, sod issues and workorder process.

Announcement: Next meeting is Thursday, May 11th - 7:00pm.

Adjournment: Motion was made by Tuccio to adjourn, Carver 2nd all approved, meeting adjourned at 8:16 pm.

Respectfully submitted by Katherine Reynolds Administrative Assistant