

# EAGLES RESERVE HOMEOWNER'S ASSOCIATION, INC.

## Board of Directors Meeting Ameri-Tech Clearwater offices & via Zoom

February 9, 2023 - 7:00pm

- **Call to Order and Certify Quorum:** The meeting was called to order at 7:00 pm by

David Fedash, LCAM from Ameri-Tech and a Quorum was certified. Present were President Vinny Tuccio, Vice President Pierce Tibma, Secretary Pat Ehrman, and Directors Eric Carver and Rick Husk. Treasurer Doris Leonardo was absent. David Fedash represented Ameri-Tech. A homeowner attended, and 3 homeowners attended via Zoom.

- **Approval of Minutes:** The minutes of the January meetings were approved by all.

- **Reports:**

- **Treasurer Reports:** Total Income: Year-to-Date is \$57,198 which is \$7,953 more than budgeted. Total Expenses: Year-to Date are \$32,457 which is \$8,775 more than budgeted. Yr-to Date Total Assets: \$1,942,917 - which includes the Reserves of \$1,893,017. Projects affecting reserves: 2023 - Pool resurface and painting. • We have \$13,014 in outstanding Maintenance Fees. • We hold \$32,013 in pre-paid monthly assessments. Fedash reported that Leonardo looked into options for our investment accounts to provide the greatest/ safe return. She advised that current accounts are earning 4.73 %. The board agreed to stay with current accounts.

- **North Board** - Ehrman had nothing to report this time but will after the North and South BOD upcoming meeting and will get an update on the pond maintenance at next BOD meeting. Husk agreed to replace Tibma as our N. Board representative.

- **Legal** - Fedash reported there were two homes in foreclosure - one a bank foreclosure; the second with a foreclosure sale scheduled for March 2, 2023. A third home has requested a payment plan to catch up on their HOA fees.

- **Ameri-Tech:** Fedash reported that no ARC forms or lease applications to be approved at this time. Other items are listed below.

### Unfinished Business/ Ameritech report: by Fedash

- **Grounds/Landscaping- a.** Arabian Lane sign will be replaced soon; Affordable work order has to re-order as the sign company made an error. **b. Mu-Grow:** continues to do property cleanup, irrigation repairs, fertilization, and drainage repairs. **c. Overflow parking lot lighting:** In process of getting options for additional lighting in the overflow parking lot. **d. Solar house number lights:** samples were ordered to test visibility. **e. Pressure washing** by H2O is completed. **f.** Fedash discussed sod damage at 1676/1680 and high water usage at 1708 LV. **g.** Fedash ordered one American and 2 Florida flags as replacements when needed.
- **Stucco Repairs/Inspections/Violation notices:** 1701 AL stucco repair work

completed, by owner and pending on-site inspection... 1524/1522 continue violation process and attorney stucco letter sent.

- **Facia/Gutter repairs:** Lambert r
- **Roofing** completed replacing rotted facia and damaged gutters per proposal of \$6,202. Some additional repairs were added for other rotted facia and gutter work for an additional \$900.
- **Paint Project:** The Sherwin Williams Rep is preparing a bid package and specifications that will be sent to recommended qualified paint contractors. (Island Painting, Bravo Painting, CPR Painting & Restoration and Lowes Painting.) The plan is to meet with contractors on-site to go over specifications and Board concerns. Ryan has also provided a link to a tool the board can use to see different color schemes on the buildings to assist with color selections.

**New Business:**

- **Hurricane prevention:** There was a discussion over permitting hurricane shutters/prevention over the back door sliders. It was noted that many people are replacing their windows with hurricane proof windows and the sliding doors are extremely expensive. No decision was made.
- **Review and update of legal documents:** Tuccio has been in touch with our attorney, David Lopez about updating and clarifying our legal documents. Mary, in his office will work with us to do this.
- **Search bar:** Fedash has asked his IT Dept. to look into adding a search bar to our website that is managed by Ameri-Tech.
- Open forum with attendees in person and by via zoom.

**Announcement:** Next meeting is Thursday, March 9 - 7:00pm.

**Adjournment:** Meeting was adjourned at 7:53 pm, by David and all agreed.

**Respectfully submitted by Katherine Reynolds Administrative Assistant**