

**EAGLES RESERVE HOMEOWNER'S ASSOCIATION**  
**INC. Board of Directors Meeting**  
**Ameritech Clearwater Offices & via Zoom**

**Minutes - Approved**  
**July 13, 2023 - 7:00 pm**

- 1. Call to Order and Certify Quorum:** The meeting was called to order at 7:00 pm and a quorum was certified. Board members present: President Vinny Tuccio, Treasurer Rebecca Briggs-Renaud, Secretary Pat Ehrman, Vice President Pierce Tibma and Director Karen Eckes. One homeowner was in attendance and three homeowners joined via zoom. David Fedash, LCAM was present representing Ameri-Tech. Board members not present – Eric Carver, Doris Leonardo, and Rick Husk.
- 2. Approval of Minutes:** Tibma motioned to approve the June meeting minutes, Ehrman 2<sup>nd</sup> and all approved the minutes as written.
- 3. Reports:**
  - A. Treasurer Report:** Renaud reported - **1.** Total Income: Year-to-Date is \$294,491 which is \$978 less than budgeted (\$295,470) -Yr-to-Date **2.** Total Expenses: Year-to Date is \$203,945 which is \$61,854 more than budgeted (\$142,0912) Yr-to-Date **3.** Total Assets: \$1,850,833 including Reserves of \$1,861, We have \$14,740 in outstanding Maintenance Fees. **4.** We hold \$23,828 in pre-paid monthly assessments.
  - B. North Board Report: 1. Document renewal** - Ehrman reported that the packets of N Board documents to be renewed will be mailed to all owners the end of the month. **2. Fountain** - The fountain at the north entrance of the community has a history of costing more than its yearly budget, contributing to the rise in all of our HOA fees. Ehrman noted that few owners in the four communities see the fountain as they are entering or leaving the community as many use the south entrance. ER, with our 182 homes, pays @44% of the N. Board fees. As the costs of new pumps and parts exceeded \$10,000 last year, Ehrman proposed that should the fountain repairs and maintenance continue to exceed the yearly budget, that the board look into converting the fountain into a planter with seasonal flowers. The N. Board agreed to revisit the budget at the end of the year.
  - C. Legal – 1.** One account served and motion for summary judgement filed 6/13. **2.** One under bank foreclosure being monitored by attorney **3.** Payment was made for \$2,804.77. **4.** 1802 LV - for sale. **5.** Stucco repairs completed for 1522/1524 LV; 1770 LV no stucco work completed, and 1710 AL poor quality stucco work that needs additional repairs before painting. Attorney sent a follow up advisory to repair before paint project.
  - D. Architect/Change form** - 1520 Lago Vista – pending submission of form to approve aquatic plants to bolster canal bank.

**Unfinished Business/ Ameritech Report by Fedash:**

- 1. Grounds/Landscaping** - **a. Irrigation:** Irrigation repairs completed, with the exception of the pool area. Mugrow working on irrigation work requests. **b. Landscaping:** Requests for sod replacement and planting will now be resuming. **c. Community lighting** – Thomas Clark, Lighting designer from Duke Energy preparing options for decorative street lighting upgrade and related cost. – Pending.
- 2. Inspections/violations** – Confirmed by Board that notices will be sent to 1528 LV and 1626 LV advising that upon sale/transfer of unit or garage door replacement, new garage doors must comply with community design standards.
- 3. Roof soffit/facia and gutter repairs:** Lambert Roofing has found some structural issues with 4 units on LV. 1578-1580 LV and 1570-1572 LV garage overhang starting to separate from the building. A verbal repair estimate was provided by Joe Lollis of between \$3-5k depending on the extent of damage. Repairs will be owner's responsibility and owners will be sent a letter from attorney regarding the repairs required. **Board Approved. 07/13/23**

4. **Pool renovation update:** Tile and pool finish colors selected and approved. The project is scheduled to start on Sept 5th beginning with the equipment relocation. Pool resurfacing is to start on or about Sept 19<sup>th</sup>. Pool Works anticipates the pool being closed for 6-8 weeks.
5. **Paint Project:** ISLAND PAINTING started June 12<sup>th</sup> and has been making good progress. So far only minor stucco repairs are required. The first 4 buildings have been painted. Additional work required – rotted Lago Vista break-away wall replaced by Island Painting with Hardie board for \$1,985.00. **Will be updating the paint project on the community website as the project progresses.**
6. **Gate:** Gate upgrades completed with the last 2 ground sensor loops replaced.
7. **Documents update:** A separate meeting to approve and sign the *Certificate of Resolution Regarding Maintenance Responsibilities* will be held prior to the August regular meeting. Notice will be posted 14 days prior to the meeting. Once signed, the Resolution will be filed with the courts. The document will serve to clarify **Article 8. Maintenance** in our Declarations of Covenants and Restrictions.

#### **New Business:**

1. **Security cameras** – The issues have been resolved and cameras are working again.
2. **Residents feeding wildlife** - Letter will be sent from attorney to resident feeding wildlife.
3. **Tennis court notes** – It was reported that a resident was leaving disparaging notes and causing issues with people using the tennis court. The board approved our attorney sending a letter to the resident.
4. **Parking issues** – Pool parking has become an issue due to no available spaces. A resident has also been parking on the grass. Cars parked illegally can/will be towed. It was noted extra parking is available on Lago Vista behind the pool and further down the road. Ehrman will post this on Facebook. Fedash will post a sign at the pool. Street parking hours must be observed.
5. **Quarterly Community Newsletter** – Eckes volunteered to write a quarterly newsletter. Everyone agreed it was a great idea to pick this up again and thanked Karen for volunteering to write this.

**Announcement:** Next meeting is Thursday, August 10th - 7:00pm.

**Adjournment:** Motion was made by Ehrman to adjourn, Tuccio 2<sup>nd</sup>, all approved, meeting adjourned at 8:30 pm.

Respectfully submitted by Katherine Reynolds Administrative Assistant