

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

Minutes - Approved
June 8, 2023 - 7:00 pm

1. **Call to Order and Certify Quorum:** The meeting was called to order at 7:00 pm by Tuccio and a quorum was certified. Present: President Vinny Tuccio, Vice President Pierce Tibma, Treasure Doris Leonardo, Secretary Pat Ehrman, Director Eric Carver, Director Rick Husk, Director Karen Eckes. Several homeowners were in attendance and three homeowners joined via zoom. Phil Colettis Ameri-Tech Project/Operating Manager and David Fedash, LCAM both represented Ameri-Tech.
2. **Approval of Minutes:** Tibma motioned to approve the May meeting minutes Tuccio 2nd and all approved the minutes as written.
3. **Appointing of New Board Member/Position** – Ehrman motioned to approve Rebecca Briggs–Renaud as a new volunteer board member, Carver 2nd the motion and all approved. Tibma motioned to transfer Treasurer position from Leonardo to Briggs-Renaud, Tuccio 2nd that motion, and all approved.
4. **Reports:**
 - a. **Treasurer Report:** - No report at time of meeting.
 - b. **North Board Report:** Husk reported on the ongoing process to rid the ponds of the water hyacinth. A & D Aquatic has experience with pond maintenance. Will follow up. Swiftmud came out and looked at the growth, agreed it was invasive, but has no codes for removal. This issue has affected a lot of water bodies around the area. Ongoing project.
 - c. **Legal** – Fedash reported - One account preparing for final judgment, one preparing for Intent to lien, one bank foreclosure being monitored by attorney, and a fourth has made partial payment with a promise to pay the remainder.
 - d. **Fedash** – Alteration (ARCH FORM) 1520 Lago Vista - submitting form for approval to use aquatic plants instead of rip rap for their canal erosion. Pending.

Unfinished Business/ Ameritech Report by Fedash:

1. **Grounds/Landscaping** - a. **Irrigation:** Irrigation repairs completed with 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... In the process of preparing options for decorative street lighting upgrade and related cost. – Still Pending.
2. **Inspections/violations** – Four Christmas light removal courtesy notices were sent out.
3. **Stucco/Gutter repairs** – 1522/1524 LV wall framed but no stucco. 1770 LV no work completed, 1710 AL poor quality work. Attorney sent a follow up advisory to repair before paint project. Lambert completed the roof inspections/gutter cleaning and provided a list of stucco repairs needed prior to painting. They also submitted a proposal for \$43,060 to repair and replace soffit and fascia. A motion was made by Tuccio, 2nd by Tibma to approve the bid. All were in favor.
4. **Pool renovation update:** Board members met with Pool Works to go over the renovation process and select sample tiles and pool surface colors. Sample tiles were shown at the meeting. A motion was made by Tibma, 2nd by Ehrman and all approved tile colors and pool surface colors. Two lounge chairs were repaired. Purchasing new furniture was discussed.

The project renovation is scheduled to start on Sept 5th starting with the equipment relocation. Pool resurfacing is to start on or about Sept 19th. Pool Works anticipates the pool being closed for 6-8 weeks.

- 5. Paint Project:** Island Painting was selected for the community painting project at a cost of \$347,000. Project start date is June 12th. This paint project will take approximately 6 months to complete. The board met with the Sherwin - Williams design team to select the paint colors. Colors are as follow: SW9173 Shitake (Body) SW7621 Silvermist (Body 2 & Accent) SW 7551 Greek Villa (Garage Door, Railings, & Trim). Pressure washing starts Monday, June 12th. Each home will be washed and inspected. Owners will be notified if any repairs are needed like cracked, bulging or un-paintable surfaces or stucco, or other deficiencies. Island Painting will provide a cost estimate to the owner for the repairs required before painting can continue. *Reminder that Eagle Reserve HOA is only responsible for painting and any repairs are the owner's responsibility. Island Painting will replace patio/lanai screens removed for painting. Note*Owners do not have to use Island Painting and can hire a licensed contractor to do repairs. Repairs must be completed in a timely manner as determined by the Project Manager. Tuccio motioned to approve the colors, Carver 2nd all approved. Owners of buildings will be notified prior to work being started.
- 6. Gate:** Gate upgrades continue with the last 2 ground sensor loops to be replaced. Pending.
- 7. Documents update:** Carver to review additional edits requested by other board members and will prepare final version for attorney review.

Announcement: Next meeting is Thursday, July 13th - 7:00pm.

Adjournment: Motion was made by Tuccio to adjourn, Carver 2nd, all approved, meeting adjourned at 8:28 pm.

Respectfully submitted by Katherine Reynolds Administrative Assistant