

EAGLES RESERVE HOMEOWNER'S ASSOCIATION, INC.
Board of Directors Meeting
Ameritech Clearwater Offices & via Zoom
Minutes - DRAFT

May 11, 2023 - 7:00pm

- 1. Call to Order and Certify Quorum:** The meeting was called to order at 7:00 pm and a quorum was certified. All that were present: President Vinny Tuccio, Vice President Pierce Tibma, Secretary Pat Ehrman, Directors Eric Carver, and Rick Husk. Treasurer Doris Leonardo was absent. Karen Eckes was in attendance in person and 4 homeowners joined via zoom. Phil Colettis Ameri-Tech Project/Operations Manager, and David Fedash, LCAM Both represented Ameri-Tech.
- 2. Approval of Minutes:** Motioned to approve the April meeting minutes and Tibma 1st and Carver 2nd the motion, all approved.
- 3. Appointing of New Board Member –** Motion was made to approve the new Board Member Karen Eckes. Ehrman made the motion and Tibma 2nd and all approved. Eckes is now 7th member in a director's position.
- 4. Paint Project:** Colettis went over the upcoming paint project. Discussed the variables of what to expect during this painting project process. The four base bids were as follows: **1)** Island Paint - \$347,000; **2)** Lowes - \$ 420,000, then revised to \$405,000; **3)** CPR- \$469,935; **4)** Tom White/AKA T.W.I \$475,970. One contractor that attended the pre-bid decided this project was beyond their ability. A motion was made to go forward with *Island Painting & Restoration*. A motion was also made for *Phil Colettis to be the Project manager* on the painting project. Tuccio 1st motion and Carver 2nd motion and all approved.
- 5. Reports:**
 - a. Treasurer Reports: – Total Income:** Year-to-Date is \$195,016 which is \$1,963 less than budgeted (\$196,980) -Yr-to-Date **Total Expenses:** Year-to Date is \$146,540 which is \$51,813 more than budgeted (\$94,727)-Yr-to-Date **Total Assets:** \$1,902,445 - which includes the **Reserves:** \$1,900,609 Some Variances Year-to-Date: **1.** Insurance – is \$11,282 over budget Yr-to-Date (due to renewal) **2.** General/Landscaping - is \$21,360 over budget Yr-To -Date (due to tree trimming, tennis court landscaping and extra community work) **3.** We have \$17,903 in outstanding maintenance fees. **4.** We hold \$26,948 in pre-paid monthly assessments.
 - b. North Board –** Ehrman reported the spraying of the ponds for water hyacinth is ongoing. As the North Board documents have expired, measures are being taken to have them renewed. All owners in the four communities that incorporate the North Board will receive copies of the legal documents and a majority of owners must vote to renew these original documents.
 - c. Legal –** One account preparing for final judgement, Intent to lien filed, one bank foreclosure being monitored by attorney.
 - d. Fedash -** Alteration (ARCH FORM) The owner of 1520 Lago Vista has requested to have rip rap installed on the canal bank on his property due to erosion. After discussion, no decision was made and additional information about the project was needed. Fedash reported on additional items below.

Unfinished Business/Ameritech Report by Fedash

- 1. Grounds/Landscaping - a. Irrigation:** Mu-Grow is still trouble shooting and repairing irrigation lines on Arabian Lane. The main line at the front gate has been replaced. Several owner irrigation

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requests were resolved. There are still work requests that cannot be finished until the irrigation systems is working correctly. **b.** Two lounge chairs sent for repairs will be ready next week. Then more will be repaired until all are complete. **c.** Community Lighting: Thomas Clark, lighting designer from Duke Energy is preparing options for decorative street lighting upgrade and related costs. Pending. **d.** Landscaping Work requests: Requests for sod and any plantings to continue to be delayed until irrigation is operating properly.

2. Inspections/violations -Fedash – Violations: 1776 AL. Tenant removed trailer. Courtesy notices about rodents sent to 1752 and 1756 LV.

3. Stucco/Gutter repairs – Work requests: 1694 Arabian, 1724 Arabian, 1736 Arabian, and 1712 AL, all completed. 1704 AL Chimney leak- Lambert sealed, owner advised chimneys are owners' responsibility. Request for painting at 1612 LV Pending. Lambert is to begin roof inspections, gutter cleaning and stucco/wood inspections May 16. Weather permitting, the inspections should take 7-10 days. Cost is \$9,480.

4. Documents/Website – Carver - Continue working to make the website and documents simpler for all Owners. Motion was made to move forward and have draft changes sent to HOA legal counsel to review and prepare for membership vote.

New Business:

1. Gate update – Gate has been changed to open inward (away from cars). New sensors and signs were installed. Gate operating hours to remain open 6 PM to 8 PM.

2. Trash Contract – Coastal gave us a rate adjustment - down to \$ 10,512.50 from current \$12,014.20... quarterly, for 36 months. Max increase cap at 10% years 2-3 *Saving \$1,501.70 quarterly*

3. Paint Project Update – Some sample color choices were sent via email with renderings of the townhomes in different scenarios. Fedash will try to have Sherwin Williams give us boards with the actual colors on them and more choices as well as renderings of villas.

4. Pool Renovations Update - June 1st at 10:00 am BOD members will meet to pick tile and pool finish colors. Renovation will start on or about Sept 19th. We anticipate the pool will be closed for 6-8 weeks.

Announcement: Next meeting is Thursday, June 8th - 7:00pm.

Adjournment: Motion was made by Tuccio to adjourn, Tibma 2nd all approved, meeting adjourned at 8:43 pm.

Respectfully submitted by Katherine Reynolds Administrative Assistant