

EAGLES RESERVE HOMEOWNER'S ASSOCIATION INC.

*Board of Directors Meeting*

Ameritech Clearwater offices & via Zoom

24701 US Hwy 19, Clearwater

Minutes – **DRAFT**

September 14, 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. Board members were present: President Vinny Tuccio, Vice President Pierce Tibma, Treasurer Rebecca Briggs-Renaud, Secretary Pat Ehrman; Directors Eric Carver, Rick Husk, Karen Eckes. Homeowners joined via zoom. Phil Colettis, Project Manager and David Fedash, LCAM represented Ameri-Tech.
2. **Approval of Minutes:** Carver motioned to approve the August meeting minutes, Ehrman seconded; all approved the minutes as written.
3. **Reports:**
  - a. **Treasurer Report:** Income year-to-date is \$390,145; expenses are \$251,223. Total assets are \$1,856,813 including reserves of \$1,859,418. The Schwab investment account grew \$5,257 to \$1,140,288.
  - b. **North Board Report:** The revitalization of the North Board documents is on-going. North Board Budget review meeting is September 26<sup>th</sup> at the N. Board Management company's office.
  - c. **Legal** – Fedash reported – 1648 LV owners served. Motion for summary judgement hearing scheduled for 9/13/2023; 1752 LV. bank mortgage foreclosure monitored by an attorney. 1640 AL, 1736 AL, and 1692 LV sent to attorney to start collections.
  - d. **Ameri-Tech - Paint project** - a. Phil Colettis, the project manager for the painting project, reported that during inspection some moisture issues were identified on the dividing and lanai walls causing bubbling of the paint. Sherwin Williams has determined that moisture is wicking from the base of the walls and from penetration of screws from lanai screen enclosures. Bubbles occur when the moisture is not able to escape through the newly painted areas. This will be an on-going maintenance issue and it is recommended that paint maintenance be included in future budgets. b. David Fedash- Reported that pressure cleaning and paint prep started on Arabian Lane. Door hang notices were distributed to the first half of AL. Painting updates and notices are also available on community websites. c. Screen Repairs 2nd phase has started, and repairs will be made ASAP to finish LV. d. Fedash reported Lambert has completed the contracted soffit/facia repairs in preparation for the painting on Arabian. He is available to replace any defects detected during the actual painting.

Unfinished Business/ Ameritech Report by Fedash:

1. **Inspections/violations** – a. **Wildlife feedings update** – Rats and raccoons have become a real issue due to a few residents feeding them. This has already caused damage to several residents' homes costing them to pay wildlife eradicators to remove the animals. Besides causing damage, feeding these wildlife in the back of the townhomes is a risk to the neighborhood. We will have our attorney send a follow-up letter to the owner known to be feeding the wildlife and threaten to fine them should they not stop feeding the wildlife. b. **Fine procedure** – Fedash discussed the fine procedure. Board members will attempt to get three non-board residents to volunteer to be on the fine committee.
2. **Pool renovations:** a. ON schedule. The pool has been drained and equipment has been removed from the parking lot. Excavation for plumbing has started and pool resurfacing is to start about September 19<sup>th</sup>. Anticipate pool being closed for 6-8 weeks to the end of October. b. **Pool pavers clean and seal:** Pool Works quoted \$5,294.25 to clean and seal the pavers on the pool apron. **Motion was made by Carver and Pierce 2<sup>nd</sup> the motion; all approved.** c. **Pool runner** – Fedash had a bid from Pool Works for \$2,494.45 to replace the old runners. He will get another bid as it seemed high.

3. **Holiday Decorations** – Ehrman provided two bids. One for \$1900 each year for three years. The best bid was for an independent contractor Michael Baldwin for \$1600 for the first year, \$700 per year for next two. He will install, remove and store the decorations for us. Motion made by Carver, second by Tuccio, all agreed. Motion passed to hire Michael Baldwin 3 yr contract.
4. **Pool Furniture:** – Eckes and Briggs-Renaud reported the best quote for new pool furniture was from Patio 2000. Tibma made a motion to approve Patio 2000 and Carver 2<sup>nd</sup> the motion. All approved. Motion passed for hiring Patio 2000 for pool furniture for \$25,600. Removal of the old furniture to be determined.

**New Business:**

1. **Garage Sale** – Briggs-Renaud – community wide Garage Sale Saturday, October 14<sup>th</sup>, 2023. Starting at 8am-1pm Flyer will be posted and on the website.
2. **Budget workshop** – September 28<sup>th</sup> 5pm – Ameri -Tech Clearwater office.
3. **Paving/sealcoating** – Fedash has requested a proposal from PLS for repair to the pool parking lot from pool equipment removal, also to sealcoat and restripe both parking lots.
4. **House numbers** – Tuccio showed the board options for new larger house numbers. The board approved the metal plate with the reflective numbers for \$5,096.

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

**Adjournment:** Carver made motion to adjourn, Tuccio 2<sup>nd</sup>, all approved, meeting adjourned at 8:23 pm.

Respectfully submitted by Katherine Reynolds Administrative Assistant