

Eagle's Landing

Condominium II Association, Inc.

Board of Director's Meeting – October 3, 2022 – 9 AM

As a quorum of the Eagle's Landing II Board of Director was established and the notice was properly posted, the meeting was called to order at the office of Monarch Association Management by Don Eddy at 1:02 PM and via ZOOM, hosted by Monarch Association Management.

Directors Present: Don Eddy, John Cunningham, Paul Danner and Dennis Johnston.
Director Absent: Lyla Kinsel
Also Present: Sue Marino - Monarch Association Management, Inc.
Nine (9) Unit owners were also present.

Approval of Minutes: August 2, 2022.

*Motion by Don, second by John to approve the Minutes of August 2, 2022
Motion carried unanimously.*

President's Report: Don Eddy

Don asked that Board Member's remain after the open Board Meeting for Recreation Area legal update.

Treasurer's Report: Paul Danner

This meeting was too early in the month of September for Financial Report to be available. Therefore, Paul presented July and August report with monthly comparison.

Delinquency Report: Two (2) owners are delinquent. Final notice sent to one and account is now settled. Other owners has odd amount of \$35 now due and letter has been sent.

Unfinished Business:

Recreation Area Updates: Litigation is proceeding.

3174 Eagle's Landing Circle West Fence Issue: Board will be removing fence. Owners (Mr./Mrs. Purse) are requesting Board approval to allow them to bring in tree removal equipment on ELII side; as the tree removal equipment is too heavy and will break underground irrigation lines. Board agreed, but instructed Sue to obtain a written release from them should anything be damaged they will be expected to pay to have repaired. Board does not want to share in the payment with them to have the fence, replaced that will be at the Purse's expense.

Renewal Sepctrum Bulk Contract Discussion: Jackiem, Spectrum Client Relationship Manager, has joined the meeting via ZOOM. He has reported that 94% of the owners are currently using Spectrum and provided the "bulk" discount offer to include: Keep all TV Select Channels, add Golf Channel, include high speed internet, two (2) boxes, ultra speed modum and router for under \$65. Owner's personal billing will be evaluated and costs removed that will not be included in the "bulk contract". Jackiem will send contract for Board review and approval.

New Business:

2023 Budget Planning: Sue will provide Manager's Proposed Budget for Board to review and finalize. Mailing will then be sent to membership with date of 2023 Budget Approval Meeting.

Manager's Report

FINANCIALS:

1. Financials – Board Meeting held too early for September Financials to be available.
 - a. Treasurer's Reports for July and August and Monthly Comparison
2. September Treasurer's Report unavailable at this time.
3. Delinquency Report – In BOD packet.
 - a. Unit #10 – Final Notice sent. Met with owner, account is now settled.
 - b. Unit #25 – \$35 odd amount now due.

ADMINISTRATIVE – LEGAL - INSURANCE:

1. Spectrum "Offers" attached. – Jachim has been invited to attend BOD Meeting via ZOOM.
2. Minutes Board of Director's Meeting August 2, 2022
3. ELII vs Wyatt rescheduled.
4. Three Year Insurance Valuation for Rec Area by FPAT – No response as to going forward from new LCAM for ELI since Patrick left Management & Associates.

MAINTENANCE:

1. **NEW:** Tree limb at 3006 ELCW – Email from Paul 9/3/22
2. Clearwater Plumbing repaired main line water break and homeowner reimbursed \$217.68 for 20,000 gallons of water.
3. Bee removal at 3158 ELCW - \$275.
4. "I Find Leaks" found why there was no water going to the pool - \$275. ELI billed \$132.
5. 3130 ELCW - Stuller Drywall repaired 3' x 5' drywall ceiling - \$650.
6. Hughes Annual Termite Renewal - \$7,833.
7. Survey Site: 3174 ELCW – Don Armstrong Land Surveying - \$575.
8. Gutterman of Tampa Bay cleaned gutters/down spouts, bag/remove debris - \$2,125.
9. AquaPro – Located/repaired mainline leak at 3060 ELCE – ELII billed \$976.66.
10. Three (3) pages of work orders...is no all inclusive.

Adjournment: *Following discussion motion to adjourn meeting at 9:49 AM.*

Respectfully submitted,
M. Susan Marino, Secretary Pro Tem