

Eagle's Landing

Condominium II Association, Inc.

Board of Director's Meeting – August 2, 2022 – 1 PM

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, Dennis Johnston and Lyla Kinsel
Also Present: Sue Marino - Monarch Association Management, Inc.

Approval of Minutes: March 29, 2022 and July 29, 2021

Motion by Don, second by Paul to approve the Minutes of March 29, 2022 and July 29, 2021. 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

Paul's comments on the June 2022 YTD Financial Comparison Report, as follows:

Operating Account Balance: \$69,859

Over Budget Expenses:	Legal	+\$835/\$9,733
(Month and YTD)	Irrigation	+\$2,223/\$5,467
	Landscape	+\$1,583/\$1,955
	Grounds	+\$181/\$3,542
	Pool/Spa	+\$317/\$2,950

The over-budget areas should be discussed with Monarch as the invoices should describe the nature of the maintenance, repairs and improvements. Additionally, Paul suggest when the Board resumes their quarterly Board Meetings the over budget items should be on the agenda for discussion.

Unfinished Business:

Recreation Area Updates: Litigation is proceeding and depositions have been taken.

Recreation Insurance Valuation Report Due: Sue will contact Patrick.

3174 Eagle's Landing Circle West Fence Issue: Following discussion, Sue will contact Don Armstrong Land Surveying, LLC that she has used in the past to provide estimate.

Handling Owner Service Request/Work Orders: Sue explained the "Work Order" process. She noted that work orders are communicated to various contractors by various methods with instructions for setting up appointments or simply giving them directions for the work to be done. Quite often Monarch is not informed when appointment are set and work is/isn't completed until they receive an invoice or owners contacts Monarch. Many of the ELII contractors are very busy and it is taking longer for work to be scheduled.

New Business:

Insurance Valuation Increase: At the Pre-renewal Insurance Board Meeting the Association's agent (Anthony LoSchiavo with Great Florida Insurance) informed the Board the insurance valuation went up 2.2 million (9.3 Million in 2021 to 11.6 million in 2022) which has resulted in an estimated additional premium from 7/26 to 12/12/22 of \$4,750. The Board was asked if they wanted to accept the additional new valuation now or wait until December. Following discussion:

*Motion by Lyla, second by Don to wait until December 2022.
Motion carried four (4) YES and one (1) abstain/NO - Dennis.*

Gutter Cleaning: Gutterman of Tampa Bay is scheduling the eleven (11) buildings to be cleaned. Sue commented that the new owner is taking longer to schedule but she will notified the Board/membership when scheduled. Sue was reminded to tell them to be sure the "north" building is cleaned.

Set Date for Landscaping Tour with Swingle Lawn Service: Date set for August 11th at 1 PM. Sue will notify David Swingle.

2023 Budget Planning: Sue will provide Manager's Proposed Budget prior to meeting scheduled for November 3, 2022 at 9 AM. Once Board finalizes a copy will be sent to membership with date of Budget Meeting where Board will approve the final budget for 2023.

Manager's Report

1. Financials – August BOD meeting too early for July Financials.
2. June Treasurer's Report
3. 1120-H Taxes Filed
4. Delinquency Report – In BOD packet.
 - a. Unit #10 – Final Notice sent.
 - b. Unit #25 – \$70 odd amount due.
5. Sent Date for Budget Approval Meeting
6. Minutes of March 29, 2022 – Organizational Meeting
7. Minutes of July 29, 2021 – I don't see that these Minutes were approved.
8. ELII vs Wyatt rescheduled to September 15 at 1:30 PM.
9. ELII Insurance Valuation by FPAT received.
10. Time for Three Year Insurance Valuation for Rec Area by FPAT.
11. Set Date for Landscape tour with Swingle: August 11 at 10:30 AM???
12. Stan the Bee Man removed bees at 3158 ELCW.
13. Twenty-one pine trees and overgrowth behind 3194/3198 removed by Swingle.
14. Rubber tree at 3080 ELCE removed.
15. Tree work at recreation area required by insurance inspection done by Swingle.
16. Trip hazard concrete restoration done by Restorations by Rontel complete.
17. Underground pipe repair by Clearwater Plumbing at 3174 ELCW.
18. EcoGreen soft washed mold/mildew from paint surface of units.
19. ELI wants to know if ELII wants to pressure clean pool deck...if not they will pay for.
20. Gutter repairs at 3117, 3186 ELCW

Adjournment: *Following discussion motion to adjourn meeting at 2:27 PM.*

Respectfully submitted,
M. Susan Marino, Secretary Pro Tem

These Minutes were approved October 3, 2022