

EAGLES RESERVE HOMEOWNERS' ASSOCIATION INC
Board of Directors Monthly Meeting Minutes
Ameritech – Clearwater office & via Zoom
24701 US Highway 19, Clearwater, Florida
March 20, 2025 – 7:00pm & via ZOOM

Attendance:

- **Board Members Present:**
 - President - Vinny Tuccio,
 - Vice President/Treasurer – Karen Eckes
 - Secretary - Fiona Adams
 - Directors Rick Husk
 - Director Gia Muscaro
 - Director Paul Renaud
 - Director Lisa Mannino
 - Director David Williams.
 - Director Eric Carver joined via zoom
- **Board Members Absent:**
 - None
- **Ameritech Community Management Representative:**
 - David Fedash

1. Call to Order:

- The meeting was called to order by President Vinny Tuccio at 7:00 PM. A quorum of nine Board members was present.

2. Approval of Minutes:

- Motion: Vice-President/Treasurer Eckes moved to waive the reading of the February 20, 2025, minutes.
- Second: Director Muscaro
- Vote: Unanimously approved

3. Reports:

- **a. Treasurer's Report:** Vice President/Treasurer Eckes reported:
 - Total Income Year-to-Date: \$113,364
 - Total Expenses Year-to-Date: \$113,111
 - Total Assets: \$1,870,581 (including Reserves of \$1,796,222)
 - Schwab Investment Account Balance: \$1,228,033 (an increase of \$4,036)
 - Significant Future Repairs: Driveways
- **b. North Board Report:** Directors Husk reported:
 - Weir Clean Up: Received two bids for clearing the weir: Mugrow \$25K higher than Rainmaker; Additional vendor pending. Scaling back extent of cleanup
 - Street Lighting:
 - Motion: Director Husk moved to remove from agenda until HOA ascertains cost to residents
 - Second: Director Adams
 - Vote: Unanimously approved
 - Landscaping around monuments: NB issue. Removed from future discussions
 - Delinquency Payments reduction by 10 to 21

- **c. Ameritech Report:** Representative Fedash reported:
 - Legal/Collections:
 - One bankruptcy filed, March 17, 2025 (1648 LV).
 - One lien paid in full (1741 AL).
 - Payments being made under a Board-approved plan (1652 AL)
 - Lien Letters went out to 1702 AL, 1704 AL, 1714 AL, 1744 AL, 1764 AL, 1640 LV
 - Mulch: Completed by Mugrow
 - Pool Runners: Affordable to order 2 at \$680/each - grey
 - Motion: Director Eckes to order gray ones
 - Seconded: Director Adams
 - Vote: Unanimously approved
 - Arc Request approved for 1712 LV to replace rear windows/doors rear of residence
 - Motion: Director Tuccio to approve ARC request
 - Seconded: Director Carver
 - Vote: Unanimously approved

4. Unfinished Business:

- **a. Palm Tree Trimming:**
 - 2 Bids: Mugrow \$13,800, Fieldstone \$9,670
 - Motion: Director Eckes to accept Fieldstone. Trim latter part June/July – Pending
 - Seconded: Director Muscaro
 - Vote: Unanimously approved
- **b. Driveways:** Discussion –Tuccio: Dufurio Esq., opinion in 2021– Maintain unless replacement cost less. Director Eckes to solicit opinion from Legal as to HOA responsibility – Pending
- **c. Irrigation:** Fieldstone completed inspection. April to start monthly report to board. Watering schedule once finalized to be posted to Webpage - Pending
- **d. Lease/Workbook:** Director Carver reported Legal's recommendations – Pending
- **e. Parking Resolution:** Recorded and passed. Working on permits – Pending
- **f. Towing:** Works hand in hand with Parking Resolution (e) – Pending
- **g. Gate Codes/Leases:** Director Renaud working with Ameritech – Pending
- **h. Sewer/Storm Drains:** Proposal Seminole Septic (19 catch basins) \$10,272.
Director Adams proposed solicit another bid from 'Pipe Restoration Solutions'
Director Eckes suggested a 3rd bid be sought – Ameritech to facilitate – Pending
- **i. Review/Update Webpage:** Director Manino to get with Todd to see if they will assist – Pending
- **j. Tennis Court Screening:** Side nets replaced. Rear ball catch net ordered – Pending
- **k. Vendor Contact:**
 - Motion: Director Husk board members not communicate with vendors unless on a Committee or appointed as a lea
 - Seconded: Director Muscaro
 - Vote: Unanimously approved
- **l. Formal Reserve Study:** FPAT Study 50% discount \$1,700 as updating from 2019. Done every 5 yrs
 - Motion: President Tuccio to sign for report
 - Seconded: Director Renaud
 - Vote: Unanimously approved

5. New Business:

- **a. Fines Committee Result:** Violations/Hearing: Fines committee report from March 13, 2025:
 - 1630 AL: Unauthorized door color (purple) - Affordable to paint door
 - 1672 AL: Improper property maintenance - Ameritech send list of issues to be resolved prior to April 1, 2025
 - Motion: Director Eckes fine \$100/day Max \$1,000 if not done by April 1
 - Seconded: President Tuccio
 - Vote: Unanimously approved
- **b. Pothole Repair:** PLS Company: \$1,500 minimum fee. Total replacement \$208,834 – Ameritech to check min potholes to repair for min expenditure - pending

Addressed in open session

- **a. 1646 LV:** Resolved
- **b. Ameritech Communications/Webpage:** Discussion – EaglesReserve.org webpage not accurate. Ameritech to update board members. Who owns domain? – Director Adams check with IT
 - Motion: Director Renaud proposed purchase EaglesReserve.info so EaglesReserve.org. synonymous. Domain purchase 1x fee \$100 then \$11.00 per year
 - Seconded: Director Adams
 - Vote: Unanimously approved

Adjournment:

- Motion: Director Carver moved to adjourn the meeting.
- Second: Director Eckes
- Vote: Unanimously approved
- Note: The meeting adjournment at 8:45 PM.

Next Meeting: Thursday, April 17, 2025 @ 7:00 p.m.

Respectfully submitted by Fiona Adams, Secretary

Items to be added to the future Agendas

Palm Tree Trimming – March to June
Formal Reserve Study FPAT March 2025 – Next Study March 2030