

EAGLES RESERVE HOMEOWNERS' ASSOCIATION INC
Board of Directors Monthly Meeting Minutes
Ameritech – Clearwater office & via Zoom
24701 US Highway 19, Clearwater, Florida
April 17, 2025 – 7:00pm & via ZOOM

Attendance:

- **Board Members Present:**
 - President - Vinny Tuccio,
 - Vice President/Treasurer – Karen Eckes
 - Directors Rick Husk
 - Director Gia Muscaro
 - Director Paul Renaud
 - Director Lisa Mannino
 - Director David Williams.
- **Board Members Joined Via Zoom:**
 - Director Eric Carver
- **Board Members Absent:**
 - Secretary Fiona Adams
- **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 8 Board members was present.

2. Approval of Minutes:

- Motion: Director Eckes moved to waive the reading of the March 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: \$157,429 (\$9,694 more than budgeted)
 - Total Expenses Year-to-Date: \$172,209 (\$24,474 more than budgeted)
 - Total Assets: \$1,881,926 (including Reserves of \$1,822,600)
 - Schwab Investment Account Balance: \$1,232,413 (an increase of \$4,036)
 - Significant Future Repairs: Driveways & Irrigation
- **b. North Board Report:** Directors Husk reported:
 - Nothing to report. Delayed meeting to the 4th Wednesday. Weir Clean up – pending

- **c. Ameritech Report:** Representative Fedash reported:
 - **Legal/Collections:**
 - Lien paid in full: 1704 AL (\$3,700)
 - One bankruptcy filed, March 17, 2025 (1648 LV).
 - One lien paid in full (1741 AL).
 - Owner requested payment plan \$400/month \$3,337 Balance 1764 AL
 - Motion: Director Carver to accept proposal
 - Seconded: Director Eckes
 - Vote: Unanimously approved
 - Payments being made under a Board-approved plan (1652 AL)
 - Lien Letters went out to, 1702 AL, 1714 AL, 1744 AL, 1640 LV
 - 1704 AL...owner paid \$3,770.45
 - **Violations:**
 - 1630 AL: Door color violation resolved. Painted by Affordable
 - 1672 AL: Property clean up completed. No fined issued
 - **Reserve Study:**
 - Impact Reserve Study underway – Awaiting draft report for review – Pending
 - **Other:**
 - Pool Runners: Affordable installed 3 runners
 - Tennis Court Screening: New side and rear nets installed with heavy duty zip ties
 - Roof inspections: Lambert Roofing to start next week – Use ¾" plywood under lift
 - Concrete Gate Post (Pool): Ameritech authorized Mugrow to repair - Pending

4. Unfinished Business:

- **a. Driveways:** Director Eckes: Lopez suggested maintenance may include replacement and err on side of caution.
 - Motion: Director Carver suggested solicit licensed/insured engineer to evaluate driveway condition
 - Seconded: Director Eckes
 - Vote: Unanimously approved
- **b. Irrigation:** President approved Fieldstone estimate 2 weeks ago. Repairs started this week
Wet checks pending completion of repairs
Monthly report expected before May meeting
- **c. Lease/Workbook:** Director Carver reported Lopez' concerns regarding certain criteria.
Add a statement regarding need for background checks are for the safety to the community.
 - Welcome packet updated to clarify expectations of owner responsibilities for renters
 - Suggestion to obtain signed acknowledgments from owners – Pending
- **d. Parking Resolution:** Resolution document finalized and approved for mailing
 - Mailing to residents to include: Cover letter, New rules, Parking Pass (Neon). Language includes restrictions on multiple permits, vehicle identity matches unit address, and enforcement policy
 - Lawn signs to be posted with effective dates
- **e. Towing:** Tow Company: ComTow to be notified of new parking rules
- **f. Gate Codes/Leases:** Director Renaud updated workbook and working with Ameritech.

- **g. Sewer/Storm Drains:** 2 quotes received:
 - Seminole Septic \$10,282(2 days), \$15,000 (3 days)
 - PRS: \$7,000 (2 days), \$10,000 (3 days)
 - Motion: Director Carver to accept PRS quote
 - Seconded: Director Eckes
 - Vote: Unanimously approved
- **h. Review/Update Webpage:** Director Manino reported Tom will look into the webpage and see if he can help - Pending

5. New Business:

- **a. Board Notification of Estimates** – Director Muscaro proposed from Director Adams that Ameritech send out estimates to the board at least 48 hours in advance of board meeting
 - Board unanimously approved
- **b. Walk Around Inspections:**
 - Director Carver: Concerns over liability and legal implications
 - Director Tuccio suggested not to proceed with routine backyard inspections
 - Board unanimously approved

Not on Agenda:

Gate Camera Access:

- Issue discussed regarding access to past video footage for legal purposes
- Ameritech to work with SRS Company - Pending

Speed Bumps and Safety Measures:

- President Tuccio - Complaints about vehicles circumventing speed bumps on the roadway
 - President Tuccio – Ameritech to consult PLS for fluorescent paint options/reflectors
 - Seconded: None
 - Vote: None

Tree Trimming in Preserve Area:

- Concerns raised about overhanging branches near homes
- Ameritech to solicit bids from Fieldstone and Mugrow - Pending
- Trimming to be grouped for cost-efficiency

Adjournment:

- Motion: None moved to adjourn the meeting.
- Second: None
- Vote: N/A
- The meeting adjournment at 8:45 PM.

Next Meeting: Thursday, May 15, 2025 @ 7:00 p.m.

Respectfully submitted by Fiona Adams, Secretary

Items added to future Agendas

Formal Reserve Study FPAT March 2025 – Next Study March 2030

Palm Tree Trimming – March to June

Lease/Workbook Welcome Packet – April to May

Irrigation – Watering Schedule – March to May

Concrete Gate Post (Mugrow) – April to May

Preserve Area Trimming – April to May

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