

EAGLES RESERVE HOMEOWNERS' ASSOCIATION INC
Board of Directors Monthly Meeting Minutes
Ameritech – Clearwater office & via Zoom
24701 US Highway 19, Clearwater, Florida
Tuesday, July 15, 2025 – 7:00pm & via ZOOM

Attendance:

- **Board Members Present:**
 - President - Vinny Tuccio
 - Treasurer - Paul Renaud
 - Secretary – Fiona Adams
 - Director - Eric Carver- absent
 - Director - Rick Husk- joined via zoom
 - Director - Lisa Mannino - joined at 7:15 p.m.
 - Director - Gia Muscaro
 - Director - David Williams
- **Ameritech Community Management Representative:** Manager Richard Epp
- **Community Members Present:** 2 in person, 6 via zoom

1. Call to Order:

- The meeting was called to order by President Tuccio at 7:00 PM. A quorum of 6 Board members present.

2. Approval of Minutes

- Motion: President Tuccio moved to waive the reading of the June 19, 2025, minutes.
- Seconded: Director Renaud
- Vote: Unanimously approved

3. Reports: See full Financial Report on the website EaglesReserve.org/Reports

- **a. Treasurer's Report:** Treasurer Renaud reported (Ending Jun 30, 2025):
 - Total Income Year-to-Date: \$301,945 (\$6,749 more than budgeted) (\$295,470)
 - Total Expenses Year-to-Date: \$325,908 (\$30,438 more than budgeted) (\$296,470)
 - Net Operating Loss Year-to-Date: (\$34,963.32) (Increase by \$589.32 than last month)
 - Total Assets: \$1,955,946 (including Reserves of \$1,906,063)
 - Schwab Investment Account grew \$3,822 to \$1,44,210
 - Significant Future Repairs: Driveways/Irrigation, Roof/gutter system
 - Aged Receivables (as of 6/30/25) \$41,989.91 outstanding (↑\$3,005.00 from last month)
28 accounts total: 10 with attorney, 5 delinquent, 1 notice of intent to lien. Under 30 days \$3k (7.6%)
 - Prepaid Assessments (as of 6/30/25) \$34,720.23 in prepaid balances: (↓\$4,210.00 from last month)
 - Budget Variances - Year-to-date (Top 7)
 - Roof Gutter Cleaning - over budget \$12,685
 - Professional Legal - Over budget \$11,779
 - Operating Contingency - Over budget \$6,501
 - Repair/Maintenance. - Gate - Over budget \$5,315
 - Repair/Maintenance- General - Over budget \$4,875
 - Insurance & D/O - Over budget \$5,299
 - General Landscaping Contract - Over budget \$3,740
- **b. North Board Report:** Director Husk: Nothing to report as NB meeting is the 4th Wednesday of this month, then will return to the 3rd Wednesday of each month.
- **c. Ameritech Report:** Manager Epp reported:
 - **Legal/Collections:** Two units under the same ownership \$8,000 in arrears. Manager Epp to notify Attorney Lopex to send out lien letter. No provision given to defer interest. - Pending
 - **Roof Inspection:** One unit affected by bees has been resolved and a dryer vent installed - Closed
 - **Violations:** One owner continues to deny access to decking so solenoids can be repaired. No arc request submitted for existing decking. Manager Epp will send a letter requesting compliance within 15 days. If not resolved it will be escalated to legal counsel - Pending

4. Unfinished Business:

- **a. Establishing Approval Thresholds for Unbudgeted Expenses:**
 - Treasurer Renaud questioned the invoice from Lambert Roofing for \$17,785.56 that is over our budgeted amount for the year. Discussion that invoices over \$5k will need board approval. Gutters attached to the building will be cleaned during roof inspection. The lanai/patio gutters are owner's responsibility.
- **b. Driveways/Walkways:**
 - Director Williams reported that a walkthrough of Arabian Lane is complete and a report sheet on hand. Director Williams and Secretary Adams will mark specific areas as specified. Director Williams will solicit bid. He and Secretary Adams will complete the walkthrough of Lago and report back next meeting - Pending
 - Motion: Secretary Adams motioned only repair the sidewalk and driveway only if connected
 - Seconded: President Tuccio
 - Vote: Unanimously approved
- **c. Irrigation:**
 - Secretary Adams will get the watering schedule from Fieldstone and post to the webpage and message boards
- **d. Leasing Management/Welcome Letter:**
 - Director Renaud reported only owners will be dealt with regarding leases. Director Carver is working on new leasing and welcome letter - Pending
- **e. Towing:**
 - Treasurer Renaud reported that due to CommTow's excessive charges the board agreed to terminate to contract with effective July 25, 2025. A contract with A1 Towing will be emailed to the board for consent. Once signed, it will be posted to the webpage.
- **f. Gate Code Management:**
 - Director Renaud - Director Renaud has access to the SRS system to add/change/archive codes.
- **g. Review/Update Webpage:**
 - Secretary Adams reported that after a discussion with Ameritech IT Manager, Rei Rredhi, the only way to update the EaglesReserve.org webpage is to send IT the pages to be replaced. Secretary Adams is going through the webpage and deleting individual pages that are obsolete. Once that is done, we will address the larger tab information. - Pending
 - Fineable Infractions need to be reviewed and updated. BOD will review and discuss in Aug - Pending
- **h. Personal Hedges** - President Tuccio will talk with Mugrow re the best way to notify his team - Pending

5. New Business:

- **a. Oak Tree Trimming/Back Yard Responsibility:** Discussion as to what is and is not covered by the by-laws.
 - At this time Ameritech will continue to work on submitted work orders as needed with specific trimming requirements -
 - Motion: Director Renaud motioned Tree trimming to be paid by the HOA 1 time a year with specific trimming requirements
 - Second: Director Muscaro
 - Vote: Unanimously approved
- **b. Vendor's Invoices:** Treasurer Renaud requested invoices by vendors be specific and not general. He will get with Lambert's Services to obtain an itemized bill for \$17,785.56. - Pending
 - Treasurer Renaud requested all invoices over \$5k be presented to the board before approval
 - Tennis screening is falling off one side. Affordable billed us in May to secure it. Director Williams will use his personal ties and secure the netting.
- **c. Proposal to Rebuild HOA Website for Internal Access/Cost Savings:** Secretary Adams reported this is not possible. See item "4g" above.

Not on the agenda:

- **Children Riding their vehicles at great speed.** Director Williams raised issue about safety concerns. It was determined there is a speed limit posted. All drivers need to comply. Parent's responsibility to control their children.
- **Hurricane Shutters:** Secretary Adams asked requirements of putting up hurricane shutters. No requirements but shutters need to be removed after hurricane season
- **1763 AL Mailbox** - Since the owners have passed away this mailbox will be removed. Resident John Geigle volunteered to remove it. Thank you, John.
- **There is an Ameritech App available for residents to access.** Director Renaud will upload it to the webpage.

Adjournment:

- Motion: Secretary Adams motioned to adjourn
- Second: President Tuccio
- Vote: Unanimously Approved
- The meeting adjourned at 8:15 PM.

Next Meeting: TUESDAY, AUGUST 19, 2025 @ 7:00 p.m.

Respectfully submitted by Fiona Adams, Secretary

Pending: Sep - Bids for Landscaping for 2026
Oct - Weir Clean Up North Board

FUTURE: Formal Reserve Study FPAT March 2025 – Next Study March 2030