

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

Attendance:

- **Board Members Present:**
 - President - Vinny Tuccio,
 - Vice President – Karen Eckes
 - Treasurer Paul Renaud
 - Secretary – Fiona Adams
 - Director Gia Muscaro
 - Director David Williams
 - Director Eric Carver
- **Board Members Joined Via Zoom:** Director Rick Husk, Director Lisa Mannino (joined at 7:15)
- **Ameritech Community Management Representative:** David Fedash
- **Community Members Present:** 1, 2 via zoom

1. Call to Order:

- The meeting was called to order by President Tuccio at 7:00 PM. A quorum of 8 Board members present.

2. Approval of Minutes:

- Motion: President Tuccio moved to waive the reading of the May 15, 2025, minutes.
- Seconded: Director Carver
- Vote: Unanimously approved

3. Reports: See full Financial Report on the website

- **a. Treasurer's Report:** Treasurer Renaud reported (Ending May 31, 2025):
 - Total Income Year-to-Date: \$260,720 (\$14,495 more than budgeted) (\$246,225)
 - Total Expenses Year-to-Date: \$284,094 (\$37,869 more than budgeted) (\$246,225)
 - Total Assets: \$1,922,146 (including Reserves of \$1,871,414)
 - Schwab Investment Account grew \$3,740.25 to \$1,239,953.93
 - Significant Future Repairs: Irrigation, Roof/gutter system/Roadways, and Driveways
 - Aged Receivables (as of 5/31/25) \$38,984.91 outstanding: Multiple accounts in collection status
 - Prepaid Assessments (as of 5/31/25) \$38,930.23 in prepaid balances: Primarily monthly payments
 - Treasurer Renaud recommended consolidating HOA bank accounts for better management and yield, including recommendations for fund allocation between operating reserve, and Schwab accounts. No vote taken - Pending
 - Discussion on over-budget spending for roof/gutter inspections, causing timing, and related hurricane repairs. Clarification on budgeting and invoicing timelines - Pending
 - Update of receivables/prepaid assessments, including specific cases and instructions for payment follow up.
 - Year-to-date income is approximately \$260,000, \$14,000 over budget; expenses are \$284,000, \$38,000 over budget; net operating loss is about \$23,000. Total assets are \$1.92 million, with \$1.87 million in reserves. The Schwab account earned 4.33% APY, holding \$1.24 million and growing by \$3,800 in May. Largest overages: roof/gutter inspections (\$13,500), legal fees (\$12,000), insurance (\$7,800). Receivables and prepaid assessments both about \$39,000. Compared to 2024, there is a \$40,000 swing from a \$17,000 surplus to a \$23,000 deficit, mainly due to the absence of a \$35,200 Spectrum door payment received Jan 24, 2024.

b. North Board Report: Directors Husk reported:

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- Weir cleanup has postponed until October 2025
- Waiting on landscaping update
- **c. Ameritech Report:** Representative Fedash reported:
 - **Legal/Collections:**
 - 1648 LV – Chapter 13 filed. Dismissed bankruptcy 5/2/25 now 6/6/25?
 - Lien: (1714 AL), (1744 AL), (1702 AL), (1640 LV)
 - 1764 AL - Board approved payment plan \$400/month - current
 - 1652 AL - Payments being made under a Board-approved plan - Paid in full
 - 1763 AL and 1704 LV - Intent to Lien
 - **Roof Inspection:** Work completed except for 1782 AL. Owner needs to remove honey bees.
 - **Violations:** 1746 AL refusing to allow access to sprinkler solenoid for repair. No ARC request received for installing decking.
 - Motion: Director Carver recommended defer to HOA atty Lopez
 - Seconded: Secretary Adams
 - Vote: Unanimously approved
 - **Palm Tree Trimming:** Fieldstone Landscape Services
 - **Reserve Study** - Updated FPAT study after online meeting with certain board members

4. Unfinished Business:

- **a. Reserve Study:**
 - Zoom meeting conducted June 9, 2025, with FPAT and Directors: Eckes, Renaud, Husk, Mannino, Muscaro, & Adams. Treasurer Renaud concerned about the concrete replacement and the absence of specific paving item on the report
- **b. Establishing Approval Thresholds for Unbudgeted Expenses:**
 - Discussion on establishing thresholds for unbudgeted expenses. Annual budget is \$590k. Suggestion that any expense over \$10k and exceeding 10% of a line item should be reported. Nothing specific in the bylaws regarding a threshold.
- **c. Driveways/Walkways:**
 - Director Williams will head up a group: Adams, Carver, Muscaro to walk complex and make recommendations - Pending
- **d. Irrigation/Landscaping:** No monthly inspection received from Ameritech to the BOD
 - Issues with irrigation vendor communication and need for timely reports to be disseminated to BOD via Ameritech.
 - Motion: Secretary Adams proposed Ameritech send the BOD the Fieldstone monthly report at least 48hrs in advance of BOD meeting
 - Seconded: Director Muscaro
 - Vote: Unanimously approved
 - General satisfaction with Mugrow's consistency and performance over the past 7 years. BOD wishes to maintain consistency but open to competitive bids. Fieldstone is being tested for 3 more months (Sep). They require more than one account with them to continue with irrigation contract which expires March 2026. Renews Discussion on process for considering new bids vs maintaining existing vendor relationships - Pending Sep
- **e. Leasing Management/Welcome Letter:** (Update from Mar Minutes)
 - Responsibility notifications rest with the owners, designated property management companies not the renters, HOA or Ameritech.
 - Questions were raised about the welcome letter Ameritech sends out, which no-one knows what is in the package. Ameritech to notify secy of the package so it can be reviewed by the BOD at next meeting - pending
 - HOA will update the letter to owners clarifying their responsibilities, reference new state laws (2015). Director Carver & Treasurer Renaud will compose a letter for atty to approve. Pending

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- **f. Parking/Towing Signs:**
 - Owners have received new parking rules in the mail. Comm-tow Towing provided signs which have been posted to the front gate and the parking lots..
- **g. Towing:** Towing is being enforced.
- **h. Gate Code Management:**
 - Treasurer Renaud will post a link on Google docs for all BOD to access and view.
- **i. Sewer/Storm Drains:**
 - Director Williams & Secretary Adams met with NV5 engineer. A contract is required for further study- \$5,750. According to Nv5 engineer, this community was originally zoned for single housing. Director Williams suggested installing a speed bump, President Tuccio suggested use of sandbags to slow the water flow from Eagle Watch Association. Concerns raised about code compliance/liability - pending
- **j. Review/Update Webpage:**
 - Treasurer Renaud was informed by Ameritech that he was unable to access the EaglesReserve.org backdoor access until contract ended. Community Manager Fedash recommended a call to IT supervisor for clarification - pending
- **k. Treasurer/Director Renaud Status:** All paperwork has been transferred from Treasurer Eckes to Treasurer Renaud

5. New Business:

- **a. Personal Hedges:** Director Muscaro suggested using ribbons/markers to inform landscapers to not trim. President Tuccio will notify Mugrow if this is a viable suggestion - pending
- **b. Parking for middle units:** No discussion. Moot point.
- **c. Newsletter:** Treasurer Renaud volunteered to take over this responsibility from VP Eckes
- **d. Proposal to Rebuild HOA Website for Internal Access/Cost Savings:** See section (4)(j) above
- **e. Department of Business & Professional Regulation (dbpr) Complaint:** Secretary Adams reported. filing a complaint against David Fedash citing disrespectful behavior, lack of professionalism, and failure to follow board-approved processes. Other board members also submitted complaints. A 'closed-session' will be held at the close of the official meeting.

Not on the agenda:

Should a resident feel unsafe, it is recommended contact Pinellas County Sheriff's Office at 727-582-6200

Farewell to Vice-President Karen Eckes: We wish Vice President Eckes all the best for the future as she relocates out of state. Thank you for your faithful service to this association. Your input has been invaluable.

Adjournment:

- Motion: Director Carver
- Second: Treasurer Renaud
- Vote: Unanimously Approved
- The meeting adjourned at 8:20 PM.

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

Respectfully submitted by Fiona Adams, Secretary

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