

EAGLES RESERVE HOMEOWNERS' ASSOCIATION INC

Board of Directors Monthly Meeting Minutes Ameritech – Clearwater office & via Zoom 24701 US Highway 19, Clearwater, Florida Tuesday, December 16, 2025 – 7:00 PM

Attendance

Board Members Present

- President – Vinny Tuccio
- Treasurer – Paul Renaud
- Secretary – Fiona Adams
- Director – Rick Husk Via Zoom
- Director – Gia Muscaro
- Director – Dave Williams Via Zoom
- Director – Sharon Barnett

Ameritech Community Management

- Manager – Richard Epp

Community Members Present: Mike Muscaro, Russ Johnson

1. Call to Order

President Tuccio called the Monthly Board of Directors Meeting to order at 7:00 PM. A quorum was confirmed.

2. Approval of Minutes

Motion: Treasurer Renaud motioned to waive the reading and approve the November 24, 2025 Board Meeting Minutes.

Seconded: Director Muscaro

Vote: Unanimously Approved

3a. Treasurer's Report (*Period Ending November 30, 2025*)

Treasurer Renaud presented the November financial report.

- Year-to-Date Income: ~\$540,000 (approximately \$1,000 under budget)
- Year-to-Date Expenses: ~\$574,000 (approximately \$32,000 over budget)
- Year-to-Date Operating Loss: ~\$33,000
- November Monthly Operating Loss: ~\$1,300
- Total Assets: ~\$2.077M
- Total Reserve Funds: ~\$2.036M
- Schwab Investment Account: ~\$1.262M

Reserve Allocations:

- Schwab Investment Account: ~\$1.2M
- South State Bank: ~\$400,000
- BB&T: ~\$158,000
- Cadence Bank: ~\$210,000
- South State Operating: ~\$9,000

Outstanding homeowner receivables totaled approximately \$43,000, with approximately \$29,000 over 90 days past due. Prepaid assessments remained stable at approximately \$25,000.

Per-Unit Monthly Averages:

- Income: ~\$270
- Operating Expenses: ~\$173
- Reserve Contribution: ~\$115
- Net Operating Loss: ~\$17 per unit per month

The Treasurer reported that reserve funding is expected to improve in 2026 due to the HOA dues increase and the inclusion of Schwab investment income, aligning with FPAT reserve study recommendations.

3b. North Board (BRN)

Discussion of ongoing matters involving BRN. BRN board meeting 12/17/25 when, hopefully, a weir vendor will be decided. The Board agreed to await outcomes from the upcoming North Board meeting and attorney discussions before taking further action.- Pending

3c. Manager's Report

1. Violations & Compliance Updates

- Owners previously cited for unapproved flags have corrected the issue – Closed
- Exterior post remains in disrepair; second notice to be issued – Pending

2. **Tennis Court Screening** :Manager Epp reported coordination with Affordable to remove and store tennis court screens due to repeated wind damage. Work expected to be completed this week.- Pending

3. **Solitude Contract**: The Board discussed termination of the Solitude contract. Per contract terms, a 30-day notice will be issued. January 2026 is anticipated to be the final month of service. Manager Epp send cancellation letter as soon as possible. - Pending

4. Annual Meeting / Election Process

- Annual meeting packet approximately 95% complete
- Nominations to be taken from the floor per established practice
- Proxy materials to be included and reviewed prior to mailing
- All board members expressed desire to run for board in 2026
- Manager Epp will mail package to all owners within the next 2 days

4. Unfinished Business

a. **Work Order Portal:** The Board members reiterated that all resident maintenance requests must be submitted through the work order portal to ensure transparency and proper tracking.- Closed

b. **Pond Pump:** The irrigation pond pump continues to be evaluated. Manger Epp will contact Fieldstone regarding repair or replacement as needed. - Pending

c. **Webpage Update:** Treasurer Renaud will get Community Rules to Secretary Adams for editing - Pending

d. **Leases Update:** Request received to rent to 8 people in a residence. Director Barnett pointed out that the Board does not allow for this.(Corporate Resolution dated 23 February 2015). Manager Epp will notify agent of denial of request - Pending

e. **Unapproved Deck:** A ground-level deck was installed without an approved ARC submission and was found to obstruct required access to a utility component. No ARC records were located.

Motion by Director Barnett to have owner install compliant hatch access of remove the decking. All corrective costs to be paid by owner. ARC consideration may occur after compliance. Manager Epp to send written notice to owner. - Pending

Seconded: Treasurer Renaud

Vote: Unanimously approved

f. **SLACK app:** Treasurer Renaud informed that all board members have joined this portal and are encouraged to use this app rather than corresponding via email. Manager Epp will be included once he has joined. This will ensure transparency and tracking for all issues.

5. New Business

a. **BRN Attorney Results:** Zoom meeting 12/17/25 - Results Pending

b. **Foreclosure Status:** Discussion 1648 Lago Vista which is in foreclosure. Director Barnett to monitor - Pending

Discussion by the board as to when to document in the Minutes addresses of residences in lien or foreclosure.

Motion by Secretary Adams to document addresses in the Minutes of residences in foreclosure

Seconded: Treasurer Renaud

Vote: Unanimously approved

c. **Gutters/Roofs:** Lanai's are not covered by HOA for gutter maintenance. CLOSED

d. **Fieldstone:** Board approved cut back of Preserve area of Arabian Lane and Lago Vista - \$24,700, removal of pine trees in between buildings - 1734 Lago Vista \$5,900, and irrigation repair \$1,670. Board requested Secretary Adams to contact Fieldstone to see if reduce cost of Pine tree Removal to \$5k.- Pending

Adjournment:

Motion: Director Barnett motioned to adjourn

Seconded: Secretary Adams

Vote: Unanimously Approved

The meeting was adjourned at 8:29 PM.

Next Meeting: Tuesday, January 20, 2026 – 7:00 PM

Respectfully Submitted,

Fiona Adams

Secretary

Pending / Future Items

- BRN - Lega/ WEIR follow-up – Husk and Muscaro
- Exterior post repair follow-up – Epp
- Tennis court screen removal/storage – Epp
- Solitude contract termination – Epp
- Pond pump evaluation – Epp
- Webpage Update - Adams/Renaud
- Leases letter - Epp
- Unapproved deck compliance – Epp
- Foreclosure Status - Barnett
- Fieldstone status on work - Adams