

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 4<sup>th</sup> 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