

EAGLES RESERVE HOMEOWNERS' ASSOCIATION INC

Board of Directors Monthly Meeting Minutes

Ameritech – Clearwater office & via Zoom

24701 US Highway 19, Clearwater, Florida

Zoom information: <https://zoom.us/join>

Enter ID: 897 5812 4924. Passcode: 633783

<https://us02web.zoom.us/j/89758124924?pwd=OVQ1anJ2M0xRSEliSWNLTm9oVnBEUT09>

March 17, 2026 – 7:00 pm & via ZOOM

Community Manager Representative- Dayna Cannistraci

(0) Residents present and (1) Resident joined via zoom.

President - Vinny Tuccio (**Absent**)

Vice President - Sharon Barnett

Treasurer – Paul Renaud

Secretary - Fiona Adams

Director – Rick Husk

Director – Gia Muscaro (**Absent**)

Director - David Williams

1. Call to Order

Vice-President Barnett called the Monthly Board of Directors Meeting to order at 7:00 pm. A quorum was confirmed.

2. Approval of Minutes

Motion: VP Barnett motioned to waive the reading and approve the February 17, 2026 Minutes

Seconded: Director Williams

Vote: Unanimously Approved

3. Reports:

a. **Treasurer's Report** (Period Ending February 28, 2027)

Treasurer Renaud presented the February financial report.

- *Year-to-Date Income: ~\$100,000 (approximately \$5,700 under budget)*
- *Year-to-Date Expenses: ~\$108,000 (approximately \$7,400 under budget)*
- *End of year Operating Loss: ~\$7,900*
- *Total Assets: ~\$2.173M*
- *Total Reserve Funds: ~\$2.110M*
- *Operating Cash: ~\$91k remaining stable*

Reserve Allocations:

- *Schwab Investment Account: \$1.268M*

- South State Bank: \$470,000
- BB&T: \$159,000
- Cadence Bank: \$211,000
- South State Operating: \$9,000

Per-Unit Monthly Averages:

- *Income: ~\$275 per unit per month*
- *Operating Expenses: ~\$161 per unit per month*
- *Reserve Contribution: ~\$135 per unit per month*
- *Net Operating Result: approximately \$22 loss per unit per month*
- *Reserve Balance: Exceeds \$2.1M*

b. North Board (BRN) (Next Meeting March 18, 2026)

- Weir: Cleanup completed Feb 27, 2026. Results - Pending
- Legal Update: To be discussed, Mar 18, 2026 - Pending
- Vandalism: Colored lights at fountain - Update Mar 18, 2026 - Pending

c. Manager's Report: Dayna Cannistraci

Violations & Compliance Update:

- **1754 Arabian & 1656 Arabian** - Proactive lease letters to owners - **PENDING**
- **Delinquencies** (Dec 31, 2025): LV:1524,1640,1648,1704; AL:1640,1702,1714,1744,1764. VP Barnett will check with Lopez, Esq on foreclosures/liens - **PENDING**

d. Driveway: Director Williams, Secy Adams, Community Manager A new walk-through will be conducted to identify driveways needing repair based on safety hazards like buckling or sunken concrete, not just cracks. A previous report and a \$18,000 quote could not be located. A cost-effective crack filler will be tested on two "dummy" driveways (1750 and 1761) - **PENDING**

- **Fieldstone:** Secy Adams will send an email to Fieldstone with issues and request a meeting (President Tuccio, VP Barnett, & Secretary Adams, Community Manager Cannistraci) to iron out discrepancies. Date to be determined- **PENDING**
- **Insurance (Directors):** Solace Insurance will submit invoice 14 days in advance of renewal date. Community Manager Cannistraci will submit this to other vendors for competitive bid. - **PENDING**
- **Resident's Reminder re Fee Increase:** Nine residents are still paying the old fee amount. A reminder will be sent again specifically to these individuals - **PENDING**
- **Roof Cleaning** - Community Manager Cannistraci stated President Tuccio told her no bids required. Board determined Community Manager Cannistraci to solicit 2 more bids before board decision - **PENDING**
- **Solitude** - Cancellation letter sent out December 17, 2025 yet billing continuing and being paid. Community Manager will follow up and demand refund 2 months(\$296) - **PENDING**
- **Trespass Letter** - VP Barnett will request Lopez, Esq, for letter to send to legal at Pinellas County Sheriff's Office - **PENDING**
- **Violations:**
 - **1656 Arabian (Dog Bite)** - The board unanimously agreed that the unit owner is responsible for approximately \$1,500 in legal fees related to a dog attack. Lopez Esq, will be instructed to send a letter and add the charges to the owner's ledger - **PENDING**
 - **1800 Lago Vista** - (Rocks covering solenoid/head) - Community Manager to contact Fieldstone and see if this is still an issue. If it is, she will notify owners to allow continual access - **PENDING**

- **1746 Arabian** - Ongoing since July 18, 2025 ~\$_____ accrued in legal fees. Community Manager Cannistraci to contact Diana Naccarato for amount expended. VP Barnett to notify Lopez, Esq to send letter to BOD for approval and then forward to owner for remittance. - **PENDING**

4. Unfinished Business

a. Fieldstone:

Secretary Adams will compose a formal "Deficiencies" email and send it to Shane at Fieldstone, requesting a meeting to be scheduled with three board members (President Tuccio, VP Barnett, Secretary Adams,) and Community Manager Cannistraci to resolve the disputes. - **PENDING**

- **Flower Bed:** Fieldston's bid to install permanent plants in the flower bed and around the gate at a cost of \$3,636.74
 - Motion: By Director Williams to accept bid
 - Seconded: VP Barnett
 - Unanimously approved

b. **Leases Requirement** - VP Barnett to contact Lopez, Esq re addendum to leases - **PENDING**

c. **Lopez** - 1656 AL and 1746 AL - See above

d. **Pine Tree Removal** 1782 AL - Email to Fieldstone to cover this issue - **CLOSED**

5. New Business:

- Community Outreach: Community Outreach for Elderly Residents:** Following stories about residents in distress, the board discussed an outreach program. Ideas included magnets with emergency numbers or a check-in system. However, the topic was tabled due to liability concerns, though individuals were encouraged to offer help on a personal basis. - **TABLED**
- HOA Rep Fieldstone:** The board will observe candidates (President and Secretary) in an upcoming meeting and make a decision on the representative next month - **PENDING**
- Threshold Spending CY 2026:** For expenditures over \$2,500, three bids are required. The president has discretionary spending authority for smaller amounts. - **CLOSED**
- Community Manager Backup:** Community Manager Cannistraci shared S.Fiddles is the admin should Dayna Cannistraci not be able to be reached. Contact is S.Fiddles@ameritechmail.com
- Replacement Parking Lot Pass:** The board affirmed that owners are responsible for retrieving passes from tenants. Replacement passes cost \$150 and are a different color (green) - **CLOSED**

Not on the agenda:

- 1598 Lago Vista: An invoice for a \$150 irrigation leak repair was approved. - **CLOSED**
- A \$300 proposal to clean rust off a lock was rejected in favor of replacing the 25-year-old lock.
- A \$900 proposal for pressure washing the tennis court was deemed too high. A revised, lower bid will be sought for only the mildewed green perimeter, with a goal to negotiate a package deal with the \$500 pool area cleaning as well as removing rust from the hinges - **PENDING**

Adjournment:

Motion: Secretary Adams motioned to adjourn

Seconded: Director Williams

Vote: Unanimously Approved

Announcement: Next Meeting: Tuesday April 21, 2026 @ 7:00 p.m.

The meeting was adjourned at 8:41 p.m.

Respectfully Submitted,

Fiona Adams
Secretary

DRAFT