

EAGLES RESERVE HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

Ameritech – Clearwater Office & via Zoom
24701 US Highway 19, Clearwater, Florida
August 18, 2026 – 7:00 PM

Board Members Present:

- Vinny Tuccio – President
- Sharon Barnett – Vice President
- Paul Renaud – Treasurer
- Bob Colucci – Secretary
- Rick Husk – Director
- Gia Muscaro – Director
- David Williams – Director Via ZOOM

All Board Members Present. A quorum was confirmed.

Community Manager Representative – Dayna Cannistraci

1. Call to Order

President Tuccio called the meeting to order at approximately **7:00 PM**. A quorum was confirmed.

2. Approval of Minutes

Motion: To waive the reading of the June 16, 2026 meeting minutes and approve them as presented.

Vote: Unanimously Approved

3. Reports

3a. Treasurer's Report

Period Ending July 31, 2026

Treasurer Renaud presented the July financial report.

Financial Summary

Income

- July income: approximately **\$52,000**

Expenses

- July expenses: approximately **\$56,000**

Net Operating Result

- July operating loss: approximately **\$4,400**
- The monthly result was slightly better than budget

Assets and Reserves

Total Assets

- Approximately **\$2.26 million**

Reserve Funds

- Approximately **\$2.24 million**

Operating Cash

- Approximately **\$52,000**

Investment Performance

- Schwab account appreciated approximately **\$3,700 during July**
- Year-to-date market appreciation: approximately **\$25,000**

Accounts Receivable

- Outstanding homeowner receivables: approximately **\$45,500**
- Approximately **\$37,700 is over 90 days delinquent**
- Collections remain an area of continued monitoring

Prepaid Assessments

- Approximately **\$33,500**

Overall, July represented another stable month. Expenses remained controlled, reserves continued to grow, and the Association remains in a solid financial position.

The complete Treasurer's Report will be maintained with the Association records and posted online.

3b. Boot Ranch North (BRN) Report

The next Boot Ranch North meeting is scheduled for **August 19, 2026**.

Board members and interested residents were encouraged to attend. Zoom information will be distributed.

BRN Projects

Items previously discussed by BRN included:

- Landscaping and flowers around common monument areas
- Fountain-area maintenance
- Replacement of two pumps
- Maintenance of common entrance areas

No additional significant project updates were reported.

3c. Manager's Report

Manager Cannistraci reported that requested reports and account information had been forwarded to the appropriate parties.

Outstanding information regarding two homeowner ledgers discussed at the prior meeting was recently received and forwarded for processing.

Work orders, collections, ARC requests, tree removal, irrigation issues, and landscaping matters were discussed throughout the meeting under Unfinished and New Business.

4. Unfinished Business

4a. Foreclosures and Collections

The Board reviewed several delinquent accounts and pending legal matters.

Mortgage Foreclosure / Bankruptcy

The Board discussed a property currently involved in mortgage foreclosure.

The owner filed for bankruptcy again on **July 16, 2026**.

The bankruptcy filing results in an automatic stay and temporarily prevents the Association from proceeding with its collection activity against the property.

The Board discussed the history of repeated bankruptcy filings involving the property and the impact those filings have had on the Association's ability to proceed.

Status: Association collection activity remains stayed pending further court action.

Association Foreclosure

The Board reviewed an account for which the lien period has expired and payment has not been received.

Motion: Authorize Attorney Lopez to proceed with foreclosure against the delinquent property.

Vote: Unanimously Approved

Status: Approved

Action Item: Management will notify Attorney Lopez to proceed with foreclosure.

Delinquent Account Payment

The Board was informed that one delinquent owner recently made a payment of approximately **\$11,245**, bringing the lien current.

The payment has not yet appeared in the Association's financial statements and is expected to be reflected in the August reporting.

The Board requested that the accounting provided by legal counsel clearly identify:

- Assessments collected
 - Attorney fees collected
 - Legal costs
 - Other charges applied to the account
-

Notices to Collect

The Board reviewed **two Notices to Collect** for which the required notice periods have expired without payment.

Motion: Forward both delinquent accounts to Attorney Lopez for further collection action.

Vote: Unanimously Approved

Status: Approved

Additional Delinquent Accounts

The Board discussed homeowners who previously received collection letters after becoming two months delinquent.

Owners who have not brought their accounts current following the required notice period will now be forwarded to the Association attorney for collection.

Motion: Forward qualifying delinquent accounts to Attorney Lopez following expiration of the Association's collection notices.

Vote: Unanimously Approved

Action Item: Management will coordinate with Ameritech and Attorney Lopez regarding the affected accounts.

The Board reaffirmed its intent to continue pursuing delinquent assessments and associated collection costs as permitted by the governing documents and applicable law.

4b. BRN Legal Update and Mediation

The Board discussed the recently completed mediation between Eagles Reserve and Boot Ranch North.

Mediation

- Mediation was held on **August 13, 2026**
- Mediation concluded at an **impasse**
- No settlement agreement was reached

The Board discussed BRN's position regarding the collection and payment of BRN assessments and Eagles Reserve's obligations under its governing documents.

Eagles Reserve maintains that its obligations are governed by the language contained within its governing documents and applicable agreements.

No additional action was authorized at this time.

Status: Eagles Reserve will await BRN's next action and continue to consult with legal counsel as necessary.

Board members and residents were encouraged to attend the upcoming BRN meeting to hear BRN's presentation regarding the matter.

4c. Tree Removal Project

Management provided an update regarding the Association's proposed tree-removal project.

Permitting

- Permit applications have been submitted to Pinellas County
- Approximately **\$6,000** has been spent to date on permit fees
- Approximately **17 trees** are currently involved in the project
- Trees scheduled for review have been marked for county inspection
- County survey/inspection personnel are expected to visit the property

The Association will provide gate access for the inspection.

County Mitigation Requirements

Management advised that Pinellas County may require replacement trees or mitigation payments as a condition of approving tree removals.

Preliminary information from an earlier application indicated that requirements could potentially involve:

- Replacement trees; or
- A monetary mitigation payment

Final requirements for the complete group of permit applications have not yet been determined.

Board members expressed concern regarding the physical ability of Eagles Reserve to accommodate a significant number of replacement trees.

Prior Tree Matter

The Board discussed a prior tree-removal issue involving Eagles Reserve several years ago.

Trees near the tennis court and parking area were removed without required permits after roots caused damage to the parking and tennis court areas.

The County subsequently proposed significant fines and tree-replacement requirements.

The matter was ultimately resolved following arborist reports and additional discussions with the County.

Management reported that a County representative referenced this prior matter as a possible reason the community is receiving additional scrutiny regarding its current applications.

Current Project

Some of the trees proposed for removal are:

- Damaging or threatening walls
- Creating significant root problems
- Becoming nuisance trees
- Requiring ongoing trimming and maintenance

The Board discussed obtaining additional professional opinions and contractor pricing once County requirements are known.

Status: Pending Pinellas County review.

Action Item: Management will report the County's requirements to the Board once received.

The Board agreed that no further decision should be made until sufficient information is available regarding County requirements, replacement obligations, mitigation costs, and available options.

4d. Work Orders

The Board reviewed outstanding work orders and maintenance requests.

Items discussed included:

- Irrigation repairs
- Sprinkler-head repairs
- Lanai/patio flooding
- Gutter-related concerns
- Other general maintenance requests

Management reported that the major outstanding work orders have been completed or addressed.

A sprinkler-related flooding issue received additional service on the day of the meeting and will continue to be monitored.

Status: Substantially completed; management will continue follow-up where necessary.

4e. Architectural Review Requests

The Board discussed ARC requests associated with a property whose owner recently passed away.

Fence Request

A fence ARC request had previously been submitted.

The Board agreed that the owner's passing does not prevent the Association from reviewing and approving an otherwise compliant architectural request.

The Board agreed that the fence request meets Association requirements and should be approved.

Status: Approved

Windows and Door Request

The Board also discussed an ARC request involving replacement windows and a door.

Discussion occurred regarding whether an ARC request remains appropriate when the submitting owner has passed away.

The Board determined that ARC applications should be evaluated based upon whether the proposed improvement complies with Association standards.

Approval does not require the work to ultimately be performed.

If ownership changes and different work is proposed, the new owner would be required to submit an appropriate ARC application.

5. New Business

5a. Front Entrance Landscaping

The Board discussed the appearance of landscaping at the Eagles Reserve front entrance.

Board members expressed concern that the current entrance planting areas need improvement.

Discussion included:

- Adding additional color
- Installing attractive flowering plants
- Using deer-resistant varieties where possible
- Improving both sides of the entrance
- Potentially rotating plantings seasonally

Motion: Authorize management to contact the Association's landscaping contractor and obtain pricing for improvements to the front entrance landscaping.

Seconded: Yes

Vote: Unanimously Approved

Status: Approved

If the proposed work is reasonably priced and within normal spending authority, management may proceed. A significant expenditure will be brought back to the Board for approval.

Open Forum

Residents participating in person and via Zoom were invited to ask questions or provide comments.

Discussion included the completion of roof-cleaning work at several homes where access had previously been unavailable because vehicles were parked in driveways.

Remaining roof-cleaning work will be coordinated directly with the affected homeowners.

No additional Association business requiring Board action was raised.

Adjournment

Motion: To adjourn the meeting.

Seconded: Yes

Vote: Unanimously Approved

The meeting was adjourned at approximately **7:36 PM**.

Next Scheduled Board Meeting

September 15, 2026 – 7:00 PM

Respectfully Submitted,

Bob Colucci

Secretary

Eagles Reserve Homeowners' Association, Inc.