

EAGLES RESERVE HOMEOWNER'S ASSOCIATION, INC.

Annual HOA Meeting and Election of Directors

Ameritech Clearwater office 24071 Highway 19 North, Suite 102

January 12, 2023

- 1. Call to Order:** The meeting was called to order at 7:15 pm by David Fedash, LCAM from Ameri-Tech.
- 2. Proof of Notice:** Fedash stated Proof of Notice of the meeting was mailed on December 13, 2022, as required, and will be kept in the official association records.
- 3. Determination of a Quorum:** 22 homeowners were in attendance via proxy or in person; 5 were board members: Vinny Tuccio, Pat Ehrman, Doris Leonardo, Eric Carver, Pierce Tibma, and four (4) homeowners. It was determined that we had a quorum.
- 4. Approval of January 11, 2022 Annual Meeting minutes** – Reading of the January 11, 2022 Annual minutes was waived. Tuccio motioned to approve the 2022 Annual meeting minutes and, Carver seconded. All approved.
- 5. Call for Nominations form the floor** – Fedash asked if any nominations from the floor... None were made. Current Board will stay on and in the same position and one intent by Rick (Kenneth) Husk will be added as a Board member. No election this year, the number of intents, nominations did not exceed the number of vacancies that exist on the Board.
- 6. Introduction of 2023 Board of directors:** The current Board of Directors will stay in same positions and Husk is added as a Director on the Board. As follow: President Vinny Tuccio, Vice President Pierce Tibma, Treasurer Doris Leonardo, Secretary Pat Ehrman, Director Eric Carver and Director Rick Husk.
- 7. 2022 overview:** Secretary Ehrman gave an overview of 2022 board accomplishments and items planned for 2023: **a.** Security fence between apartments and townhomes **b.** Gutter work on townhomes **c.** Speedbumps at entrance **d.** Direction of outgoing front gate reversed. **e.** Changed landscaping company **f.** Pressure washing of driveways, sidewalks and roofs **g.** Trimming of the big palm trees **h.** Mulching the community and clean up **i.** Additional security cameras installed **j.** Front pillar repaired **k.** Gate repaired.

New Business : Fedash said that there WILL NOT be a 2023 maintenance fee increase for owners and noted that most of the communities he manages have raised their fees. He commended the board for their work.

- 1. Architectural Applications** - 1723 Arabian Lane and 1723 Arabian lane (shared fence project); a motioned was made to approve by Tuccio and all agreed.
- 2. Legal** -The board agreed to proceed with foreclosure proceedings on the home in question.
- 3. Upcoming 2023 projects are as follows:**
 - a.** Updated/resurfacing pool and move pool pump inside fence
 - b.** painting all buildings
 - c.** fixing

the cracked concrete drives. **d.** Ehrman mention forming a decorating committee to help with December holiday decorations at the entrance. **e.** North Board – The North Board organized a committee to work with the South Board to try to get the two ponds that are overgrown with water plants cleaned up. The South Board agreed they would spray the ponds. Updates will follow as they are known.

Adjournment: The 2023 Annual meeting was adjourned at 7:47 pm.

Respectfully submitted by David Fedash, community management

Eagles' Reserve Homeowner's Association, Inc.

2023 Board Organizational Meeting

January 12, 2023

Minutes

1. **Call to Order** - The meeting was called to order immediately following the Annual Meeting by with Ameri Tech at 7:48 pm.

2. **Appoint Office Positions** – After some discussion, these are the positions for 2023:

- President- Vinny Tuccio
- Vice President - Pierce Tibma
- Treasurer - Doris Leonardo
- Secretary -Patricia Ehrman
- Director – Eric Carver
- Director – Rick Husk

3. **Adjournment** – The meeting was adjourned at 8:02 pm.

The next meeting is February 9, 2023 at 7.00pm at the Ameritech community management Clearwater office and by zoom/zoom call.

Respectfully submitted by David Fedash, Community Association Manager