

EAGLES RESERVE HOMEOWNER'S ASSOCIATION INC.
Board of Directors Meeting
Ameritech Clearwater offices & via Zoom
24701 US Hwy 19, Clearwater

Minutes

November 09, 2023- (After 2024 Budget adoption meeting at 7:00 pm)

1. **Call to Order and Certify Quorum:** The meeting was called to order at 7:08 pm by Tuccio, and a quorum was certified. Board members present: President Vinny Tuccio, Vice President Pierce Tibma, Treasurer Rebecca Briggs-Renaud, Directors Eric Carver, Rick Husk, and Karen Eckes. Secretary Ehrman was absent. Six homeowners joined via zoom, and David Fedash, LCAM represented Ameri-Tech.
2. **Approval of Minutes:** Carver motioned and Tibma 2nd to waive reading and approve the October minutes. All approved
3. **Reports:**
 - a. **Treasurer Report:** Income year-to-date is \$481,830.76; expenses are \$294,784.59. Total assets are \$1,682,806.45 including reserves of \$1,675,084.09. The Schwab investment account grew \$5,087 to \$1,150,640.66.
 - b. **North Board Report:** (*North Board Budget meeting is November 22nd, 2023.*) Husk reported two line items to vote on: **(1) Combined payments** - The North Board is requesting Eagles Reserve owners to pay the quarterly N. Board payment monthly in a joint payment with Eagles Reserve monthly dues on one coupon to Ameritech, with Ameritech then sending one full payment quarterly to Management Associates. Management Assoc. wants to eliminate their collection of any unpaid dues from Eagles Reserve owners as well as the bookkeeping fee they charge the N. Board for Eagles Reserve. Ehrman consulted with our attorney, David Lopez, who advised not to commingle funds and noted we were not the collection agency or bank for the N. Board. Husk made a motion to deny the request as it was not in the best interest of Eagles Reserve or Ameritech. Tibma 2nd the motion, all approved. **(2) Deeding the preserve from North Board ownership to Eagles Reserve:** Husk motioned to deny that request Tibma 2nd all approved.
 - c. **Legal:** Fedash reported – a. 1648 LV Foreclosure sale 11/21/23. 1752 LV. bank mortgage foreclosure monitored by an attorney. Two homes have liens on them. b. Lawsuit filed 10/11/2023 and in process for raccoon feeding.
 - d. **Ameri-Tech - Paint project:** a. Fedash met with Phil Colettis, the project manager, and Rubin from Island Paints for a walk through on the painting project. They are halfway done with Arabian Lane, painting both townhomes and villas. The lift is scheduled to be returned on 11/22, so painters will be focusing on completing the townhomes first. Rubin confirmed the project is still on schedule to complete all painting by Dec. 22. Additional workers will be added to help meet this deadline. Once completed, they will do final inspections and punch list items. b. Pool renovations are complete, and the pool is open. More improvements are to come. c. Installation of house numbers: Carver motion to approve hiring Rubin to install the numbers. Tibma 2nd all approved. Tuccio will ask for volunteers to help put the numbers on once the signs are in.
 - e. **Audit:** Fedash suggested Eagles Reserve should schedule an audit this coming year. Pending.

Unfinished Business/ Ameritech Report by Fedash:

1. **Grounds/landscaping:** Tuccio discussed options for landscaping the area of the pool and pump box that would reduce our maintenance. It was suggested we put the same pavers as around the pool in the area by the pump box. Tuccio noted the best bid to do this was for \$10,500. Carver motioned to approve the bid, Tuccio 2nd and all approved to move ahead with this option.
2. **Wildlife feeding update:** Lawsuit filed with attorney. Ongoing
3. **Signs for preserves:** It was suggested we get No feeding wildlife signs - Pending.
4. **Pool Furniture:** Eckes and Briggs-Renaud reported Patio 2000 will deliver the new pool furniture in late November. The old pool furniture will be donated.
5. **Changing HOA Legal Firm:** Pending

New Business:

6. **Irrigation:** In drought - pending.
7. **Unregistered vehicles in driveways:** Discussion to sending letters to remind owners to update their unregistered vehicles. - Pending.
8. **2024 Board recruitment and elections:** Three board positions will be open. Eagles Reserve Annual meeting is on January 11th. Notice will be mailed December 11th to all owners mailing addresses on file.

Announcement: Next meeting is Thursday, December 14th – 7:00 pm.

Adjournment: Fedash made motion to adjourn, Tuccio 2nd, all approved, meeting adjourned at 8:17 pm.

Respectfully submitted by Katherine Reynolds Administrative Assistant