

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

Minutes

AUGUST 10, 2023 - 7:00 pm

- 1. Call to Order and Certify Quorum:** The meeting was called to order at 7:00 pm by Tuccio, and a quorum was certified. Board members were present: President Vinny Tuccio, Vice President Pierce Tibma, Treasurer Rebecca Briggs-Renaud, Secretary Pat Ehrman; Directors Eric Carver, Rick Husk, Karen Eckes, Association Attorney David Lopez, and four homeowners were in attendance. Six homeowners joined via zoom. David Fedash, LCAM represented Ameri-Tech. Director Doris Leonardo was absent.
- 2. Approve the Certification of Resolution of the Board of Directors Eagles Reserve HOA Maintenance Responsibilities** – Upon motion duly made by Pierce Tibma, seconded by Eric Carver, the resolution outlining Eagles' Reserve Homeowner's Association maintenance responsibilities was adopted by a unanimous vote of the Board of Directors. The resolution was signed by President Vinnie Tuccio and Secretary, Pat Ehrman and will be filed with the courts by Attorney David Lopez to become a permanent record.

The meeting was adjourned at 7:15 pm.

Regular Board of Directors Meeting

The meeting was called to order at 7:15 pm. All of the above attendees were present.

- 1. Approval of Minutes:** Carver motioned to approve the July meeting minutes, Ehrman seconded; all approved the minutes as written.
- 2. Treasurer Report:** Income year-to-date is \$341,604; expenses are \$232,204. Total assets are \$1,849,078 including reserves of \$1,857,650. The Schwab investment account grew \$4,482 to \$1,135,031.
- 3. North Board Report:** David Lopez, Association Attorney gave an overview and answered questions about the ongoing process for the revitalization of the North Board documents and explained the importance of getting the documents approved.
- 4. Legal** – Fedash reported – **1.** 1648 LV owners served in mortgage foreclosure. Motion for summary judgement hearing scheduled for 9/13/2023; 1752 LV. bank mortgage foreclosure monitored by an attorney. **2. Legal Stucco** – 1522/1524 LV stuccos repairs completed. 1770 LV no stucco work completed, and 1710 AL poor quality stucco work. Attorney sent a follow up advisory to repair before paint project. No Change.
- 5. Architectural changes** – 1642 LV for new windows – Motioned by Carver, Ehrman 2nd, all approved.
- 6. FWC Permit renewal:** Solitude has completed the annual renewal.

Unfinished Business/ Ameritech Report by Fedash:

- 1. Inspections/violations** – **a.** Confirmed by Board that notices will be sent to 1528 LV and 1626 LV advising that upon sale/transfer of unit or garage door replacement, new garage doors

must comply with community design standards. **b.** Nuisance letter was sent out 1763 LV. **Wildlife feedings update** – Attorney letters were sent out to those owners known to be feeding the wildlife.

- a. **Fine procedure** – Fedash discussed the fining procedure and that three independent volunteers (non-board members) need to be on the fine committee.
- 2. Pool renovations:** Notices to be posted on-site and on website next week. The project is scheduled to start on Sept 5th starting with the equipment relocation. Pool resurfacing is to begin on or about Sept 19th. Anticipate pool being closed for 6-8 weeks to the end of October.
- 3. Paint Project:** **a.** ISLAND PAINTING started June 12th and has been making good progress with the paint project. Additional crews have been added. Sherwin Williams has completed two inspections; found some moisture issues that were identified by the Project Manager, and Island Painters has been advised to correct, and continue with regular project inspections. So far only minor stucco repairs are required. **b.** Screen repairs: Island Painters has requested additional screen repair proposals. Once proposals are accepted repairs will be completed in 3-4 phases to coincide with the painting process.
- 4. Roof soffit/facia and gutter repairs:** Lambert roofing has been making repairs as needed for issues found during paint prep pressure washing. Still pending are Arabian Lane repairs.
- 5. Newsletter** – Is now available and is posted on the Eagles Reserve website, posted on mailboxes and at the pool. – Thank you to Karen Eckes.

New Business:

- 1. Holiday Decorations** – Ehrman will get costs for having our front entrance and gates professionally decorated with lights for the holidays.
- 2. House Numbers:** Options for new house numbers that are more visible, especially at night for delivery people and emergency vehicles were discussed. Pending, until after painting project is completed.
- 3. Pool Furniture** – Eckes and Briggs-Renaud volunteered to get prices and recommendations for new furniture for the pool.

Announcement: Next meeting is Thursday, September 14th - 7:00 pm.

Adjournment: Motion was made by Carver to adjourn, Tuccio 2nd, all approved, meeting adjourned at 8:30 pm.

Respectfully submitted by Katherine Reynolds Administrative Assistant