

EAGLES RESERVE HOMEOWNERS' ASSOCIATION INC

Board of Directors Meeting

Ameritech – Clearwater office & via Zoom
24701 US Highway 19, Clearwater, Florida

Minutes:

September 19, 2024 – 7:00pm & via ZOOM

1. **Call to Order and Certify Quorum:** The meeting was called to order at 7:00 pm by Tuccio. A quorum was certified. 4 out of 7 Board members present. President -Vinny Tuccio, Secretary-Fiona Adams, Treasurer-Karen Eckes, and Director-Rick Husk. Also present: James Myrthil, LCAM representing Ameri-Tech. Vice President-Pierce Tibma present via zoom, Director Eric Carver joined few minutes later. David Fedash LCAM Ameritech present via zoom
Several homeowners joined in person and via zoom.
2. **Approval of Minutes:** Tuccio motioned to waive the reading of the last meeting minutes (July 18) Eckes seconded. Approved.
3. **New Director-**Gia Muscaro nominated by Husk, seconded by Eckes. Approved, Seated as Director.
4. **New Ameritech Property Manager Acknowledged-**James Myrthil, LCAM, P MEC
5. **Reports:**
 - a. **August Treasurer Report:** Eckes Reported: Total Income year-to-date is \$419,252. Total expenses: \$376,997. Total assets \$1,651,099 which includes Reserves of \$1,608,072. The Schwab investment account grew \$5,722 to \$1,201,387.
 - b. **North Board Report:** Husk reported that SWFTWMD issues are between the owners and NB. Husk motioned to table issue, seconded by Tuccio. Approved.
 - c. **Legal:** Fedash reported
1648 LV – Another bankruptcy filed by owner. Mortgage Foreclosure scheduled: 10-17-24.
1640 AL - Received \$1,000 payment 8-9-24, Owner to pay balance by 10-1-24. Tuccio motioned to waive late fees & interest in good faith. Tuccio made motion, seconded
1702 LV Monitoring mortgage foreclosure scheduled 1-8-25.
1652 AL Lien letter sent 8-26-24
 - d. **Unfinished Business/Ameritech Report**– Fedash reported
 1. **Grounds/Landscaping:** Various requests received. Sent to Mugrow for scheduling and to be completed within the next 2 weeks.
Irrigation/Wet Check: Night Owl terminated. Tuccio received proposal from SV Handyman Services for monthly wet check/sprinkler repair for \$780/month. Clean & repair heads, install ant traps in panels. Suggested wet check done 2nd Thurs. Submit a report and provide bill before 3rd Thurs. BOD meeting. To. Tuccio motion to accept bid, Carver seconded. Approved.
Sprinklers: Should be 1x week. Tuccio recommended leave it at 2x week.
Roof Repairs: Lambert Roofing – mostly caulking of issues below
1688 LV - Roof leak-repaired
1588 LV - Roof leak-repaired
1760 AL – Gutter dripping - Myrthil to notify Lambert
Storm Drains: 1766 AL requested review storm drains. Tuccio noted drains clear quickly once rain stops. No further action.
“No Trespassing” sign – Myrthil to complete paperwork authorizing PCSO to violate trespassers
Myrthil to have sign installed outside gate. Gate code # to be assigned and noted on workbook.
No Solicitation” sign – Review if there is space to put one up
Spotlight on Key Pad: Fedash talked with Affordable. Need electrician to install. Vinny look for spotlight type.
Repair/Requests:
1790 LV - Paint bubbling. Colettis working with Island Painting. Assessed and treated 9-19-24
1762 AL - Touch up paint provided to owner

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ARC-Requests: Tuccio motioned to approve both requests. Muscaro seconded. Motion approved
1687 AL - Windows replacement
1748 LV - Awning request

2. **Inspections/Violations:**-1776 AL – Trailer in driveway – Violation letter sent to owner/agent/renter. Tuccio suggested future violations, to be addressed directly to the owner. seconded Eckes. Approved.
3. **Meridian:** Gates working. Adams motioned to terminate service. Husk seconded. Approved
4. **Pool Chairs:** Chairs in PA, awaiting notification of return.
5. **Street Lighting:** Eckes proposed need to update street lighting. More modern & efficient. NB responsible. Tuccio suggested ER HOA cover electric expense. Fedash to send old proposal to Myrthil understanding cost difference. Carver & Husk to propose request to NB at Oct meeting.

New Business:

1. Review/Update Webpage: Adams propose BOD review “New Residents” tab and propose changes to be addressed Oct BOD meeting
2. EaglesReserve.org: Adams informed BOD that webpage now has a SEARCH BAR effective 8-14-24
3. hoa.eagles.reserve email: Adams shared this is an email directors can view status of work orders received online. Requested send an email and will be provided password to access the link
4. Gate Codes/Leases/Sales/Workbook update:
 - a. 1 owner request received to remove resident and update code. Old #'s archived and not to be reused.
 - b. 20 Leases confirmed, 1 renewed to expire 8-31-25. 5 expiring Oct. Adams to notify Ameritech, per Eckes' letter, beginning of each month of expiring leases. Ameritech to send letter requesting update
 - c. 1660 AL – advertised for rent. 6-27-24. Records show lease not expire till Feb '25. Ameritech to get update
 - d. 5 residences listed for sale
 - e. 2 units being renovated – Unknown if for sale or rent at this time
 - f. Adams proposed to retain overall responsibility to add/change/delete info on workbook with access to Ameritech to view but not change. Tuccio proposed, Eckes seconded. Approved
5. Records Request Process: Carver - Postponed to Oct meeting
6. Budget Workshop: Quorum not required. No minutes taken. Eckes suggested Mon Oct 7 or Tues Oct 8.
7. Driveways: Discussion of various options for Arabian Lane: Pavers/Stamped Concrete. Myrthil recommended start with design, then get quotes. Eckes assigned as Bd member designee.
8. New Board Member Process: Eckes discussed formalizing process for proposed directors. Myrthil to look at HOA documents and present proposal at Oct meeting

Garage Sale: 10-19-24 proposed 8a-2p. Date to be posted to FB. Thank you Rebecca Briggs for volunteering Tuccio will ensure gate open

Announcement: Next BOD meeting: Thursday, November 17, 2024 at 7:00 pm. 3rd Thursday of every month.
SAME RECURRING ZOOM INFO/ LINK as above.

Adjournment: Adams made motion to adjourn, Approved, meeting adjourned at 8:35 p.m.

Respectfully submitted by Fiona Adams, Secretary