

EAGLES RESERVE HOMEOWNERS' ASSOCIATION INC

Board of Directors Meeting Minutes

Ameritech – Clearwater office & via Zoom

24701 US Highway 19, Clearwater, Florida

October 17, 2024 – 7:00pm & via ZOOM

One homeowners joined in person

1. Call to Order and Certify Quorum: The meeting was called to order at 7:00 pm by President 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, representing Ameri-Tech. Vice President - Pierce Tibma, Directors: Eric Carver and Gia Muscaro present via zoom. Director Doris Leonardo not present.
2. Approval of Minutes: Vinny Tuccio motioned to waive the reading of the last meeting minutes; Eric Carver seconded. The motion was unanimously approved.
3. Reports:
 - Treasurer Report: Karen Eckes Reported: Total Income year-to-date: \$460,328. Total expenses: \$411,967. Total assets \$1,679,432 which includes Reserves of \$1,630,299. The Schwab investment account grew \$5,217 to \$1,206,605.
 - North Board (NB) Report: Rick Husk update street lighting, nothing discussed or proposed. Have Duke give current estimate. NB recommended budget fri \$46/month to \$51/month. Meeting to confirm budget to be held 30 Oct. via zoom Carver suggested if want to pursue this then an assessment of the ER HOA could be a possibility.
 - Legal: Nothing to report
 - Ameri-Tech – James Myrthil reported
 - ARC Requests received: 1687 Arabian, 1640 Arabian, 1672 Lago Vista. Discussion. Tuccio motioned to approve, seconded by Husk. Unanimously approved
 - Lease: 1656 Arabian, 10/1/24 – 9/30/25. Approved by majority of the Board
 - Flag Pole: Damaged by hurricane Helene - repaired. US flag replaced
 - Mole Treatment:1506 Lago Vista and 1520 Lago Vista. Since it is a 'lawn control' issue and not a 'pest control' issue. Tuccio motioned to approve, seconded by Carver
 - Roofing/Gutter: Gutter: 1760 Arabian, 1725 Arabian, & 1802 Lago Vista – pending. Fascia repair: 1770 Arabian – pending
 - Grounds/Landscaping: Tree staking 1750 Arabian, 1685 Arabian, 1761 Arabian – pending
Bush trimming 1672 Lago Vista - pending
 - ⇨ Compliance: General liability policy updated for 2024-2025
Swimming pool permit issued and available on EaglesReserve.org webpage
4. Unfinished Business:
 - Pool Chairs: Karen Eckes reported chairs in Sarasota. Due to hurricane Milton, return date pending
 - Driveways: Eckes – Discussion - Pending
 - Webpage-New Resident's Tab: Fiona Adams – Discussion – Adams to update paperwork with suggestions from board. Submit to board via email. Discuss Nov meeting to approve - pending
 - Gate Codes/Leases/Sales/Workbook update: Adams reported: No new gate code requests, 22 total leases in the community: 6 expire Oct. 31; 1 expires Nov. 1; 5 listed for sale.
 - New Board Member Process: Eckes – Discussion: Gia Muscaro said need more engagement from community. Tuccio proposed a procedure change to adopt new board members January and June. Tuccio suggested a flyer go out in May to solicit new board member if needed. Myrthil will draw up the paperwork – pending
 - Signs: No Solicitation and No Trespassing signs – Myrthil submit proposals to the board via email
 - Spotlight on Key Pad Post: Vinny Tuccio - pending

- Budget Workshop: Cancelled due to Hurricane Milton – Rescheduled: Nov 22, 2024. A recommended budget will be presented to the BOD for approval consideration on Nov 21, 2024.

5. New Business:

- Motion made by Eckes to remove Doris Leonardo as a director. Seconded by Husk. Unanimously approved
- Records Request Process: Carver reported – If documents uploaded to the webpage – no need of a request. Myrthil reported Ameritech handles all requests. Carver suggested a drop down added to the work order tab. Eckes suggested an ‘up-front’ addition to the webpage - pending
- Fines Committee : Eckes reported committee consists of: Pat Ehrman, Mellody Pennington, and Rebecca Briggs
- Storm Drains – Fiona Adams reported – Suggested an inspection of the storm drains to be done re blockage: debris, sand, etc. causing flooding at the end of Arabian. Tuccio said storm drains were inspected and passed 10-yrs ago. Myrthil suggested first: monitoring, then low-cost solution (jetting), then inspection/cleaning if needed. – pending
- Expired tag – 1702 Arabian. Tag expired 2021. Per legal counsel, vehicles parked on private property (driveways) are not in violation of any existing HOA rules, unless determined to be a nuisance. No further action required.

Announcement: Next BOD meeting: Thursday, November 21, 2024 at 7:00 pm. 3rd Thursday of every month.

SAME RECURRING ZOOM INFO/ LINK as above.

Adjournment: Rick Husk made a motion to adjourn the meeting, seconded by Eckes. The motion was approved, and the meeting adjourned at 8:23 p.m.

Respectfully submitted by Fiona Adams, Secretary