

EAGLES RESERVE HOMEOWNERS' ASSOCIATION INC
Board of Directors Meeting Minutes
Ameritech – Clearwater office & via Zoom
24701 US Highway 19, Clearwater, Florida

November 21, 2024 – 7:00pm & via ZOOM

1. Call to Order and Certify Quorum: The meeting was called to order at 7:00 pm by President Tuccio. A quorum was certified. 6 out of 7 Board members present: President - Vinny Tuccio, Vice President - Pierce Tibma, Treasurer - Karen Eckes, Secretary - Fiona Adams, Directors: Rick Husk, and Gia Muscaro. Director Eric Carver not present. Jessica Burley, Esq attended via zoom
2. Approval of Minutes: Pierce Tibma motioned to waive the reading of October minutes Gia Muscaro seconded. The motion was unanimously approved.
3. Legal Resolution discussed with Jessica Burley regarding Board Resolution to change Common Areas Parking Requirements. Tuccio motioned to approve, seconded by Tibma. Unanimously approved. A notification will be sent via USPS mailing to all owners.
 - a. Lease letters – Tibma made motion to accept letters pending legal review. Seconded by Adams. Unanimously approved.
4. Approval and adoption of 2025 Budget: 1548 Lago Vista to pay 1 ½ extra per month for additional construction. Attorney to draw up paperwork. Tibma motioned to adopt budget with additions stated. Seconded by Gia Muscaro. The motion was unanimously approved.
5. Reports:
 - a. Treasurer Report: Karen Eckes Reported: Total Income year-to-date: \$509,374. Total expenses: \$458,783. Total assets \$1,703,163 which includes Reserves of \$1,651,800. The Schwab investment account grew \$4,733 to \$1,211,338. Significant future repair for discussion in 2025 that will affect Reserves – driveways.
 - b. North Board (NB) Report: Husk had nothing new to report. Discussion re street lighting to continue March 2025 - Pending
 - c. Ameri-Tech – James Myrthil reported
 - o 6 units under status: Collections. 6 units under status: Intent to Lien
 - o ARC Requests received: None received. Tree/Landscaping: 1726, 1675, 1722 Arabian & 1638 Lago will be completed next week. 1630 Arabian – Pending. Roofing/Gutter: 1716, 1680 Arabian and 1598, 1802 Lago – completed. Pressure washing – Affordable Work Orders will be out today or tomorrow to pressure wash mildewed areas on walkways
6. Unfinished Business:
 - a. Pool Chairs: Eckes reported all chairs have been returned.
 - b. Gate Codes/Leases/Sales/Workbook update: Adams reported: 4 new gate code requests, 3 archived. Ameritech pursuing obtaining all current leases. 3 leases expiring in Dec; 3 units listed for sale. 1 Sold.
 - c. New Board Member Process: Eckes – Eckes and Myrthil reviewing - pending
 - d. Records Request Process: Myrthil reported Compliance records are in the process of being posted to the website.

- e. Sprinklers: SV Handyman Services, LLC – Husk suggested authorize SV Handyman Services with 6-month constant monitoring. Re-assess May 2025. Tuccio motioned to approve \$4,500, Husk seconded. Unanimously approved
- f. Welcome Letter: Eckes to compose letter. To be reviewed Feb 2025 - Pending

7. New Business:

Vandalism to Gate – Pinellas County Sheriff’s Office investigating. Ameritech to send out a letter to turn it over to legal to pursue reimbursement of \$1,385.90 for repair of gate • Towing Company – Adams to research other companies – pending

Items postponed:

- No Trespassing/No Solicitation signage – Feb 2025
- Sewer/Storm Drain Inspection – Adams - Mar 2025
- Driveways – Eckes - Feb 2025
- Spotlight on Keypad Post – Tuccio - Feb 2025
- Review/Update Webpage: New Residents Tab – Adams/Eckes - Mar 2025

Announcement: Next BOD meeting: Thursday, December 19, 2024 at 7:00 pm. 3rd Thursday of every month.
SAME RECURRING ZOOM INFO/ LINK as above.

Adjournment: Adams made a motion to adjourn the meeting, seconded by Tibma. The motion was approved, and the meeting adjourned at 8:17 p.m.

Respectfully submitted by Fiona Adams, Secretary

DRAFT