

EAGLES RESERVE HOMEOWNERS' ASSOCIATION INC

Board of Directors Meeting Minutes
Ameritech – Clearwater office & via Zoom
24701 US Highway 19, Clearwater, Florida

December 19, 2024 – 7:00pm & via ZOOM

Call to Order and Certify Quorum: The meeting was called to order at 7:00 pm by President Tuccio. A quorum was certified. All 7 Board members present: President - Vinny Tuccio, Vice President - Pierce Tibma, Treasurer - Karen Eckes, Secretary - Fiona Adams, Directors: Eric Carver, Rich Husk, and Gia Muscaro.

There were 2 residents present and 2 residents who zoomed in.

1. Approval of Minutes: Tibma motioned to waive the reading of October minutes, Carver seconded. The motion was unanimously approved.
2. Reports:
 - a. Treasurer Report: Karen Eckes Reported: Total Income year-to-date: \$550,599. Total expenses: \$499,844. Total assets \$1,725,563 which includes Reserves of \$1,674,037. The Schwab investment account grew \$2,651 to \$1,214,056.
 - b. North Board (NB) Report: Husk reported getting bids to clean the weir between the lake and the watershed behind 1st building on AL. – Pending. NB will help with cleaning the vegetation area. Carver withdrawing from representation at NB. Muscaro volunteered to replace Carver; Husk would also like to withdraw once another Board member volunteers - Pending
 - c. Ameri-Tech – James Myrthil was replaced by David Fedash 12/12/24 as Community Manager
David Fedash reported:
LEGAL/COLLECTIONS - 2 units pending payment, 1 unit foreclosure sale cancelled, 1 unit under approved payment plan, 1 unit pending lien, 1 unit scheduled mtg foreclosure Jan '25,
VIOLATIONS - 5, **ARCH REQUESTS** - None, **ROOF REPAIRS** - 1522 LV, 1732 LV, 1743 AL, 1768 LV – Completed. 1768 LV – Repaired by HOA and put on owner's account, **LANDSCAPING:** Repairs in process, **LEASE NOTICES:** Mail out week 1/6/25, **ENTRY COLUMN LIGHT** – Scheduled with SPS to be completed by week of 1/13/25. **ANNUAL MEETING MAIL OUT** – Completed 12/17/24. **PARKING LOT CRITERIA** - Parking lot update rules to be posted to website
SV HANDYMAN SERVICES (IRRIGATION) – Oct '24 proposal that itemized bill will be submitted prior to BOD meetings monthly - not completed. Approval of \$4,500 in Oct. for said work. Adams stated work not been done at address as of yet. Tuccio/Fedash to follow up and have a set date for monthly work to be done and billing submitted prior to BOD meeting for review at Meeting – Pending
3. Unfinished Business:
 - a. Gate Codes/Leases/Sales/Workbook update: Adams reported - 0 new gate code requests, 0 - archived. Ameritech pursuing obtaining current leases – 9 units that expired/expiring 10-31-24 to 12-31-24, Units for sale - 4 listed online
 - b. New Board Member Process: Eckes reported BOD fill open slots Jan or Jun. Adams & Carver didn't think do that based on new rules. Fedash check. Carver suggested vetting process. (Zoom audio lost (1:11:46- (Video & audio lost 1:14:25) 1:15:50 audio & Video up)). Fedash to get clarification from Lopez - Pending to Feb '25.
 - c. Tennis Court Repair: Fedash reported should be done by the end of the year or earlier if possible. Stated that surface has 5 yr life. Privacy netting needs replacing –. Carver suggested change all netting rather than do it in parts. Fedash to check pricing w/affordable and Amazon - Pending
 - d. 1702 Arabian Lane (Damage to gate) – Tuccio reported. Adams motioned to assess for damage. Seconded by Eckes. Unanimously approved.

Continued Board Meeting Minutes from December 19, 2024

4. New Business:

- a. Parking Lot Permits- Tuccio reported that 1 resident is utilizing parking lot to store vehicles for resale in violation of community rules. Ameritech has sent a letter to the resident. There are only 20 parking spaces in the first parking lot and it is not community friendly to utilize 5-7 parking spaces for vehicle storage. Discussion followed on how best to handle this in the future. Pending Feb
- b. Welcome Letter – Eckes proposed letter go to all new residents (owners and renter). Unanimously approved. FB page is NOT an endorsed/monitored HOA site..
- c. Towing Company – Adams reported 3 companies researched. CommTow – Protects HOA legally, paid drivers, body cams by drivers, access to online portal, photos taken, computer generated random times to monitor. They will respect our HOA rules. Send with contract. Eckes will re-type. Carver suggested legal check the contract along with our rules also requested placing the Towing signs towards the front of the parking lot.– Fedash to send to legal. - Pending Jan '25.
- d. 1763 Arabian Lane – HOA decided that we should wait and allow the process. Lopez said he would call the other atty in a couple of weeks. Tuccio contacted atty and stated stop.
- e. Community Manager Replacement – Adams wanted to clarify a few issues between Fedash and residents in the past. She suggested that Fedash addressed WORK ORDER issues using the hoa.eagles.com site, rather than using text or phone call. Resident's work order requests submitted from residents have a 48-hour turnaround unless vendor needs additional time to address the work order. Residents' requests will be responded to by Fedash within 24 hours excluding weekends. In the event the work order has not been responded to nor addressed, the resident should respond using "reply all" so that the vendor is in the loop and the Board can maintain overview of the status of work order requests. Board members do monitor this site. VENDOR GATE CODE requests from Ameritech will go through Adams, who will assign ab# and send an email to SPS with a cc to Fedash and Katherine. SPS will update data base within 24 hours excluding weekends. Fedash will notify Adams when the vendor has completed their duties who will email SPS via email with a cc to Fedash and Katherine.

NOTE: All gate code database additions/changes/archives will only be made by SPS.

Announcement: Next BOD meeting: Thursday, January 16, at 7:00 pm. 3rd Thursday of every month. SAME RECURRING ZOOM INFO/ LINK as above.

Adjournment: Carver made a motion to adjourn, seconded by Tibma. The motion approved; meeting adjourned at 8:50 p.m.

Respectfully submitted by Fiona Adams, Secretary

Items postponed from previous BOD meetings:

No Trespassing/No Solicitation signage – Feb 2025

Driveways – Eckes - Feb 2025

Sewer/Storm Drain Inspection – Adams - Mar 2025

Review/Update Webpage: New Residents Tab – Adams/Eckes - Mar 2025

North Board. Discussion re street lighting – Husk/Muscaro - March 2025