

EAGLES RESERVE HOMEOWNER'S ASSOCIATION INC.

Board of Directors Meeting

Ameritech Clearwater offices & via Zoom

24701 US Hwy 19, Clearwater

Minutes-DRAFT

July 18, 2024- 7:00 pm via ZOOM

1. **Call to Order and Certify Quorum:** The meeting was called to order at 7:00 pm by Tuccio, and a quorum was certified and The Board members present President Vinny Tuccio, Vice President Pierce Tibma, Secretary Fiona Adams, Treasurer Karen Eckes, Director Rick Husk, and Directors Eric Carver via zoom, and Director Doris not present. Several homeowners joined via zoom and in person. Also present, David Fedash, LCAM represented Ameri-Tech.
2. **Approval of Minutes:** Tuccio motioned to waive the reading of the last meeting minutes and Tibma 2nd. All approved
3. **Reports:**
 - a. **April Treasurer Report:** Eckes Reported- Total Income year-to-date is \$321,604 which is \$26,134 more than budgeted (\$295,470) Total expenses are \$293,847. Total assets are \$1,631,895 which includes reserves of \$1,603,366. The Schwab investment account grew \$4,904 to \$1,190,079.
 - b. **North Board Report:** Husk discussed the new certification laws for all Boards of Directors and discussed that north had volunteers' step in to take part and form three committees to gather information to get bids and quotes by the end of September. So will share that info as that comes in. Eagles Reserve residents are encouraged to join North Board meetings via Zoom, usually the third Wed of the month.
 - c. **Legal-** Fedash reported – a. 1648 LV Foreclosure sale Cancelled. Another Bankruptcy filed by owner. 1640 AL lien. Final Warning sent... Received \$1,000 payment 6/17. 1702 LV Monitoring mortgage foreclosure. 1774 LV Intent to lien letter sent and 1652 AL Intent to lien letter sent.
 - d. **ARC /Lease applications/ARC** –Maintenance requests: No ARC Application/Lease Applications sent in.
 - e. **2025 Budget** – Budget prep discussion coming soon.

Unfinished Business/ Ameritech Report by Fedash:

Grounds/landscaping: Fedash reported: **a. Tree trimming** completed on Lago Vista. **b. Irrigation project:** Nite owl was on site for additional irrigation work that was approved for the townhomes on Arbian Lane \$18,780. The Monthly Maintenance proposal was approved for \$300 per month at the June BOD meeting. **c. Irrigation schedule: Sprinklers to go to 1 x time. Night Owl to be notified.** **d. Roof Repairs:** Had 3 roof leak repairs requested workorder. One out of the three roof leaks repair request reported was found to be HOA responsibility to repair. **e. Pool chairs** - In the process of being returned from PA and the remaining will be picked up.

1. Inspections/Violations – None sent

- a. **Gate Codes Update:** Adams- Ameritech has the process of gate codes, but SPS will maintain responsibility to add/change/delete gate codes within parameters established
- b. **A1 Towing: Eckes** – Approved Rules and Regulations for TOWING Will be shared to all residents and posted on Eagles Reserve Newsletter/ Website.
- c. **Swiftmud Update** – Tibma explained NB has responsibility to maintain this as there is a flood plain that runs behind AL. Husk to notify NB at Aug meeting and update BOD next meeting

Announcement: Next BOD meeting is Thursday, August 15th 2024 at 7:00 pm. *Now on 3rd Thursday of every month. SAME RECURRING ZOOM INFO/ LINK.

Adjournment: Tibma made motion to adjourn, all approved, meeting adjourned at 8:22pm.

Respectfully submitted by Katherine Reynolds Administrative Assistant