

EAGLES RESERVE HOMEOWNER'S ASSOCIATION INC.

Board of Directors Meeting

Ameritech Clearwater offices & via Zoom

24701 US Hwy 19, Clearwater

Meeting Minutes

June 13, 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, had 6 out of 7 Board members present. BOD: President Vinny Tuccio, Vice President Pierce Tibma, Secretary Fiona Adams, Treasurer Karen Eckes, Directors Eric Carver, Director Rick Husk, 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 Carver 2nd. All approved
3. **Reports:**
 - a. **April Treasurer Report:** Eckes Reported- Total Income year-to-date is \$290,544 which is \$44,319 more than budgeted (\$246,225) Total expenses are \$255,357.62. Total assets are \$1,621,358 which includes reserves of \$1,585,399. The Schwab investment account grew \$5,755 to \$1,185,175.
 - b. **North Board Report:** Pierce discussed they have a better idea with a more detailed overview of the NB budget and where the monies spent. The NB has spent over \$20K for the fountain over the last three years for maintenance. The ER Board voted unanimously to encourage the NB to engage feedback from residents regarding the continued maintenance discussion. ER residents contribute approximately 44% of the North Board's budget, ER 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. Foreclosure to follow if no payment. Payoff letter sent for refinance; 1702 LV Monitoring mortgage foreclosure.
 - d. **Courtesy letters/Violations:** 1764 Arabian Lane lease has been terminated w/60-day notice; as today, they are moved out. Courtesy letter sent – couple of Vehicles in roadway, which is a hazard, and couple courtesy letters for expired tags.
 - e. **ARC applications/Maintenance requests:** 1760/1762 AL ARC submitted application to SWFWMD for approval before any work can be done. – Pending. Retaining wall on going due to the applying for permits.

Unfinished Business/ Ameritech Report by Fedash:

4. **Grounds/landscaping: Fedash reported:**
 - a **Paint project Island Painting:** Touch up paint to 1774 Arabian Ln and 1704 Arabian Lane. Phil is in the process of scheduling this. Then future punch list items will now be scheduled at the end of each month.- **On-Going.**
 - b. **Tree trimming completed on Lago Vista. Some were not trimmed due to vehicles in the way of the big lifts. So, Mu-Grow will come back to trim LV and AL if they get back of LV as they will be using the lift. Motion was made to accept \$12,550. Tuccio made a motion to have Mu grow to come back, trim the trees back and Pierce 2nd the motion.**
 - c. **Irrigation project:** Nite owl will be evaluating the irrigation heads on the townhomes side of Arabian lane provide recommendations. Nite owl provided a proposal of \$18,780 for additional irrigation for the Townhomes on Arabian lane and for monthly inspection of \$300. **Motioned was made** by Pierce and 2nd by Carver and all Approved to accepted Nite Owls proposal.
 - d. **Pool Chairs:** They are in Sarasota but may have to go to PA for repair Design flaw.

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New Business:

- a. **Change BOD Meeting Date** – To make enough time for Eckes to receive monthly Financials, the date was agreed by all BODs to now have monthly BOD meetings on the **THIRD THURSDAY OF EVERYONE MONTH**. Starting next month: July 18, 2024.
- b. **Gate Code Access: Have over half of the residents Contact information to set up new gate system. Will Go live on July 9th**. Thank you, Fiona, for your hard work confirming Residents contact info during this process. Updating the data as it comes. Gate is open til ER goes live July 9th.
- c. **Walk around Inspections:** Will be done when Roofing inspections – next schedule June 2025.
- d. **BOD notification on community events** – Eckes – BOD to be notified in advance of any community events eg. Estate sales.
- e. **Meridian Security** – Fiona wanted to know what they did. David said they patrol 4x week. Carver suggested relooking at this once next meeting as gates will be closed.
- f. **FL House Bil 1203 0-** Carver – Heading to the senate, July 1, 2024 on association policies that may change. -Pending.
- g. **A1 Towing Criteria** – Eckes – Pending.
- h. Gate Codes: Fiona requested David give her vendors codes that have been given out to make sure no duplicates.
- i. Work orders: Fiona asked David what the process was of work orders if work not completed within the 14 days allotted timeline. David will provide process next meeting

Announcement: Next BOD meeting is Thursday, July 18th 2024 at 7:00 pm. *Now on 3rd Thursday of every month. SAME RECURRING ZOOM INFO/ LINK.

Adjournment: Carver made motion to adjourn, all approved, meeting adjourned at 8:24pm.-update

Respectfully submitted by Katherine Reynolds Administrative Assistant