

# EAGLES RESERVE HOMEOWNER'S ASSOCIATION INC.

## *Board of Directors Meeting*

### Ameritech Clearwater offices & via Zoom

24701 US Hwy 19, Clearwater

May 9, 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 4 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 (not present), 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:** Carver motioned to waive the reading of the last meeting minutes and Tuccio 2<sup>nd</sup>. All approved
3. **Reports:**
  - a. **April Treasurer Report:** Eckes Reported- Total Income year-to-date is \$236,135 which is \$39,155 more than budgeted (\$196,980) Total expenses are \$188,127. Total assets are \$1,620,662 which includes the reserves of \$1,571,882. The Schwab investment account grew \$3,620 to \$1,179,419.
  - b. **North Board Report:** The North Board (NB) received a quote and is considering the install of plants for \$1500. Due to budget, this is on hold. 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. Since this is a community amenity, the vote to remove the fountain must pass by 2/3 vote. ER has 2 of 8 votes on the NB. Each year an extra board opportunity is presented to one of the 4 communities: North Board(NB), Eagles Reserve(ER), Eagle Trace, Eagles Ridge. Some years, ER may have 3 votes. 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 scheduled for 5/2/24 Cancelled. New Bankruptcy case. 1640 AL lien. Payoff letter sent for refinance; 1702 LV Monitoring mortgage foreclosure Total Delinquencies as of 4/3/24 \$20,886.
  - d. **Courtesy letters/Violations:** Remove Christmas lights (3VL); illegal fence and dog nuisance; All violations that were sent have been resolved.
  - e. **ARC applications/Maintenance requests:** 1760/1762 AL ARC submitted application to SWFWMD for approval before any work can be done. – Pending.

#### Unfinished Business/ Ameritech Report by Fedash:

4. **Grounds/landscaping: Fedash reported:**
  - a **Paint project Island Painting:** Final touch – up list items being scheduled to be completed by the end of May. Then future punch list items will now be scheduled at the end of each month. - **On-Going.**
  - b. **Stucco Repairs** – 1770 LV completed by the owners and Joe, Lambert roofing, will do touch up Friday. Pending.
  - c. **Inspections/violations: – David reported:** 1670 VL – feeding wildlife letter sent. Final notice pending attorney referral. -Pending. 1690 AL - Household trash from move out put on sod. - **Removed.** 1744AL Retaining wall in poor condition. Board to discuss action required. 1768 LV Nuisance letter – **Pending.** 1764 AL Nuisance letter -**Pending.**
  - d. **Tree replacement:** 1730 AL Stump grinding, and sod installation **completed.** 1598 LV landscaping around electric box- **Completed.**
  - e. **Tree removal:** 1760/1762 AL and 1754 (2 trees) Mugrow proposal \$5,400- Pending erosion repair

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**done. f. Palm Tree Trimming:** 217 Palms -Mugrow Scheduled for May 10<sup>th</sup> and 11<sup>th</sup>.. Notice sent out by email blast 5/9/21 when date confirmed.

**g. Irrigation project:** Nite owl will be evaluating the irrigation heads on the townhomes side of Arabian lane provide recommendations. Nite owl to provide proposal for monthly inspection

**Pending. h. Reminder Irrigation Schedule:** ARABIAN-Townhomes Mon-Thur 12-6 am ARABIAN- Villas

Wed- Sat 12-6am LAGO -Tuccio wants to add on more watering per week. TBD. **i. Roof Inspection/gutter cleaning:** No major issues noted few misc. cracked roof tiles were replaced. Excess roof tiles were stacked by the tennis court for future repairs. **Completed**

**j. Pool DVR Camera access-** SPS is recommending upgrade due to current DVR is outdated. Will need an upgrade, cost to install is \$774.17. – put on HOLD. Gate system upgrade the entry gate for possible 24/7 gate closure. Proposals: CAT System \$7,117.28 WXL System \$6,266.82 w/ monthly fee of\$357. SPS/Robert: Door King system \$7,016.66.. WXL system \$7,784.83 w/monthly fee of \$355. SPS/Robert: Door King system (Inconsideration) **k. towing:** Towing will resume towing patrols, once criteria of towing vehicles approved. **Pending.**

New Business:

- a. **Garage Door Decorations:** Garage door decorations: Decorations on 1705 proposed but not approved. Completed
- b. **Entry Sign: “No Solicitation”** to be added to the front entry.
- c. **List of owners/Renters** – Discussion on how best to get all owners and current renters contact info so all receive current community info. pending
- d. **New Website:** [www.eaglesreserve.org/](http://www.eaglesreserve.org/) - Will be adding Drone photos of the community soon. -Pending
- e. **Pool area trash can** – Raccoon preventive garbage can option. Pending

**Announcement:** Next BOD meeting is Thursday, May 13<sup>th</sup> 2024 at 7:00 pm.

**Adjournment:** Carver made motion to adjourn, all approved, meeting adjourned at 8:27pm.

Respectfully submitted by Katherine Reynolds Administrative Assistant