

EAGLES RESERVE HOMEOWNER'S ASSOCIATION INC.

Board of Directors Meeting

Ameritech Clearwater offices & via Zoom

24701 US Hwy 19, Clearwater

April Minutes

April 11, 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. Board members present: 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:** Carver motioned and Tuccio 2nd to approve the March BOD minutes. All approved
3. **Reports:**
 - a. **April Treasurer Report:** Eckes Reported- Total Income year-to-date is **\$183,744.95** which is **\$36,009.95** more than budgeted (**\$147,735.00**) Total expenses are **\$121,622.38**. Total assets are **\$1,633,953.72** which includes the reserves of **\$1,571,058.73**. The Schwab investment account now locked in for 12 months at 5.32%. This month grew **\$4,926.11** to **\$1,175,798.79**.
 - b. **North Board Report:** Husks reported on the Lighting repairs/upgrade project- Project is still ongoing and updates to come soon. Pending. Update on the Wall that was hit by a car, the owner is working with insurance and community to come to a resolution. Also, pending conversation with North Side Attorney over the collection's topic between both.
 - c. **Legal-** Fedash reported – a. 1648 LV Foreclosure sale scheduled for 5/2/2024 1640 AL lien. Final warning letter sent; 1716 AL full payment made; 1736 AL Full payment made; 1702 LV Monitoring mortgage foreclosure Delinquencies as of 3/31/24.
 - d. **Courtesy letters/Violations:** Remove Christmas lights (3VL); illegal fence and dog nuisance; All violations that were sent have been resolved.
 - e. **ARC applications:** 1578 LV – Patio – **Motion to approve patio extension by Carver and all approved LV ARC.** 1712 AL landscaping – need ARC form to request to replace shrub. 1598 LV – Mulch & Landscaping complaint; 1762- unapproved planters in rear yard and 1760 AL unapproved planters as well: discuss at meeting – pending. **The oak tree to be removed in the ARC situation.**

Unfinished Business/ Ameritech Report by Fedash:

- f. **Grounds/landscaping: Fedash reported: a Paint project Island Painting:** The Punch list that will be completed this week. Then future punch list items will now be accumulated before request of service as a group. So will schedule service when more than 10 have+ requests are made. **b. Tree replacement:** Mugrow replaced the two trees that required a permit for removal at 1730 AL- **completed.** Will do stump grinding and sod installed as soon as sod is available. – **Pending.** **c Mulch:** Mu-Grow installed new shredded brown mulch in the community and cleaned out old pine bark. \$10K worth of flower beds planted with vinca. -**Completed.** Palm Tree Trimming: 217 Palms -Mugrow \$13,500 Chapman \$14,469, Pending board approving the scheduling. **d. Irrigation project:** Nite Owl Irrigation completed Phase II of irrigation upgrades and repairs. \$ 19K Villas have-all new wiring and low flow irrigation heads in the back yards. Overall, the irrigation is working. Nite owl will be evaluating the irrigation heads on the townhomes side of Arabian lane and provide recommendation Nita owl to provide proposal for monthly inspections. **Sprinkler repair has been completed and days and locations sprinkler are on Pending. Irrigation Schedule:** ARABIAN- Townhomes Mon-Thur 12-6 am ARABIAN- Villas Wed- Sat 12-6am LAGO -TBD **e. Roof Inspection/gutter**

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cleaning: Reschedule for week of April 15th **Pending.** **f. Workers' Appreciation party** – Still in the Planning Stages – **Pending** **g. Newsletter** – **Pending.**

New Business:

- a. **Gate Project:** Proposal to upgrade entry gate for possible 24/7 gate closure. \$ 15,706 for system and a monthly cell/cloud fee of \$357 Monthly or \$ 4,284 / 182 = \$ 24 per owner per year. Accurate will also provide a proposal for an upgraded system similar to existing system... Either way, it will be necessary to re-build a new database of owners and access code information...which will take some time **Pending.**
- b. **Break in / Theft** – It was reported, and video recordings shared with the Police/Sheriff office on going investigation. It was also reported that surrounding communities were also hit with vehicle break ins/theft.
- c. **Bathroom light timer** in the Pool will need to be repaired or replaced. – **pending.**
- d. **New website photos:** Ameritech will be taking drone and community photos next week to update the Eagles Reserve website with recent improvements: painting, pool renovation, new furniture, new pool landscaping, parking lot paving, community freshly mulched. **Pending**
- e. **Reminder: *** New Website: www.eaglesreserve.org/ No longer “.info” its “.org”**
- f. **Vote to approve Audit of 2023 Financials:** A Motion was made to approve an audit by Page + Company CPA of 2023 Financials Records for \$5,800. **All in Favor. The overages and underages of the financials should be included in the financials.**

Announcement: Next BOD meeting is Thursday, May 9th 2024 at 7:00 pm.

Adjournment: Tuccio made motion to adjourn, all approved, meeting adjourned at 8:10pm.

Respectfully submitted by Katherine Reynolds Administrative Assistant