

EAGLES RESERVE HOMEOWNERS' ASSOCIATION INC
Board of Directors Monthly Meeting Minutes
Ameritech – Clearwater office & via Zoom
24701 US Highway 19, Clearwater, Florida
Tuesday, November 24, 2025 & via ZOOM
6:45p Budget Results: 7:00pm Monthly Meeting

Attendance

Board Members Present

- President – Vinny Tuccio
- Treasurer – Paul Renaud
- Secretary – Fiona Adams
- Director – Rick Husk
- Director – Gia Muscaro
- Director - Dave Williams
- Director – Sharon Barnett (*appointed during meeting*)

Ameritech Community Management

- Manager – Richard Epp

Community Members Present: 8 members total (4 in person, 4 via Zoom)

1. Call to Order

President Tuccio called the Budget Approval Meeting to order at **6:45 PM**.

The Regular Board Meeting was called to order at **7:00 PM**. A quorum was confirmed

2. 2026 Budget Adoption

Treasurer Renaud presented the final proposed 2026 annual budget for adoption. Roll over of excess funds.

Motion: Treasurer Renaud motioned to approve the 2026 Budget as presented

Seconded: Director Husk

Vote: *Unanimously Approved*

Dues increase included: **+\$20 per unit per month**, first increase in five years.

Reserve allocations maintained; discussion noted regarding potential restructuring and FPAT requirements.

Budget Approval meeting adjourned and Regular Meeting continued at 7:00PM.

Motion to adjourn by Secretary Adams

Seconded by Director Williams

Vote: Unanimously Approved

Meeting adjourned at 6:53pm

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1. Call to Order

President Tuccio called the Monthly BOD Meeting to order at 7:00 PM. A quorum was confirmed as above (Budget Meeting)

2. Approval of Minutes

Motion President Tuccio motioned to waive the reading of October 21, 2025 minutes.

Seconded by Secretary Adams.

Vote: Unanimously Approved

3. Board Appointment

A nomination to appoint **Sharon Barnett** to fill the open board seat was presented.

Motion: Secretary Adams motioned to appoint Sharon Barnett to the Board of Directors

Seconded: President Tuccio

Vote: Unanimously Approved

4a. Treasurer's Report. *(Period Ending October 31, 2025)*

- YTD Income: **\$498,000** (+\$6,000 vs budget)
- YTD Expenses: **\$530,000** (+\$38,000 vs budget)
- YTD Operating Loss: **~\$32,000** (*improving trend*)
- Total Assets: **~\$2.056M**
- Total Reserves/Funds: **~\$2.014M**
- Schwab Investment Account: **~\$1.262M** (YTD appreciation **\$51,000**)
- Receivables: **~\$34,000**, 90-day over **~\$19,000–\$20,000**
- Prepaid Assessments: **~\$28,000**
- Per-unit breakdown:
 - Income **~\$274/mo.**
 - Operating cost **~\$174**
 - Reserve contribution **\$117**
 - Net loss **~\$18/month/unit**

Reserves discussion included consideration to maintain contributions rather than increase, referencing FPAT compliance and investment income offset. Further workshop scheduled.

4b. North Board WEIR Cleanup & Permitting

- No report from their attorney
- SWFMUD suggests get Pinellas County permits.
- Estimated cost \$5,400 – \$6,700 for cleanup & support - soliciting bids.
- Lighting problem at the gate - Electrician due Wednesday 11/26/25

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4c. Manager's Report

- **Violation:**

- A ground-level deck was installed without an ARC submission either to the HOA or Pinellas County. The decking obstructs required access to a solenoid. No ARC records found within 10 years.

Action:

- Director Barnett to contact attorney Lopez regarding a corrective letter referencing Declaration requirements.
- The owner must install a compliant access hatch or remove obstruction.
- All costs to be paid by the owner; ARC request may be considered only after compliance.
- Avoid precedent and liability **Pending**

- **Violations:**

- Renters observed by numerous board members they are not picking up dog's waste.
- Owner flying 6 college flags over garage.
- Outside post is rotting

Action:

- Ameritech to send owners violation letter- **Pending**

- **Renter's Security Deposit:**

The HOA Board will not pursue this action - **Closed**

- **Lopez Opinion regarding "LOT" and HOA Responsibility**

Opinion letter has been posted to the webpage - **Closed**

- **Delinquencies, Foreclosures & Bankruptcy**

- (8) accounts with attorney; (2) late; (2) intent-to-lien.
- One foreclosure unit ~\$12,000 balance

Action

- Automatic stay prohibits collection activity for bankrupt accounts.
- Director Barnett to research the sale status of the foreclosure; potential for surplus distribution - **Pending**

- **Gate Accident:**

- No information received - **Closed**

- **Landscaping Vendor 2026**

Vendor proposals reviewed:

- Mugrow - \$81,396, irrigation (\$18k) Tree care add-on (\$50,050) - Total \$149,446
- Fieldstone – \$109,548 (includes irrigation, Tree Care (\$24,470) - Total \$134,018
- Alexander – \$135,060 (includes irrigation, Tree Care (\$67,575) - Total \$202,635

Motion: Treasurer Renaud motioned to select Fieldstone for landscaping & irrigation

Seconded: Director Muscaro

Vote: Unanimously Approved

Action: Manager Epp to notify Alexander, Mugrow, and Fieldstone of BOD's decision

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5. Unfinished Business

a. Work Order Portal:

Board members encouraged not to respond to individual emails from residents but rather direct them to the portal so all members are advised of the request. When responding to member's email respond "REPLY ALL"

b. Pond Pump:

- Irrigation pump intake clogging — Fieldstone to evaluate - **Pending**
- Solitude Pump Repair Invoices - Paying monthly - reason uncertain
- Action: Manager Epp to Audit contract (research this and notify board - **Pending**)

c. New Resident's Tab on Webpage:

Secretary Adams reported tab has been updated effective Nov 2025 - **Closed**

d. Leases Update

Secretary Adams reported: 25 rentals-19 current leases with Ameritech. 3 vacant

6. New Business

a. Proposal to NB - No action taken - Closed

b. Webpage Update Community Rules:

Treasurer Renaud & Secretary Adams are working on this - **Pending**

c. Budget Workshop Results: See above - Closed

d. Tennis Court Screening: Manager Epp to notify Affordable to remove and store Tennis screens in closet due to repeated wind damage.

e. SLACK app: Treasurer Renaud reported app would create app for better topic-based workspace and transparency.

Motion: Secretary Adams motioned to create app

Seconded: Director Muscaro

Vote: Unanimously Approved

Not on the Agenda:

- Board Resignation: Lisa Mannino
- Triangle Pools: Manager Epp to direct Triangle to redirected backwash to parking lot to avoid sod damage
- Manager Epp to be on site 2nd week of the month. Notify board member

- **Motion:** Director Williams motioned to adjourn

Seconded : Director Husk

Vote: Unanimously Approved

Meeting adjourned at **8:31 PM**

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Next Meeting: Tuesday, December 16, 2025 – 7:00 PM

Respectfully Submitted, Fiona Adams, Secretary

Pending / Future Items - December

December: Weir clean-up (July Minutes) - Director Husk & Muscaro
Decking - Director Barnett
Letters: Flags & Repair of post - Manager Epp
Irrigation Pump status - Manager Epp
Tennis Court Screening - Manager Epp
Solitude Status - Manager Epp
Foreclosure Status: Director Barnett
Leases - Secretary Adams
Community Rules - Renaud/Adams
SLACK app - Treasurer Renaud

Future: Formal Reserve Study – FPAT completed March 2025; Next March 2030