

EAGLES RESERVE HOMEOWNERS' ASSOCIATION INC.
Board of Directors Monthly Meeting Minutes
Ameritech – Clearwater Office & via Zoom
24701 US Highway 19, Clearwater, Florida
February 20, 2025 – 7:00 PM

Attendance:

- **Board Members Present:**
 - President: Vinny Tuccio
 - Vice President/Treasurer: Karen Eckes
 - Secretary: Fiona Adams
 - Directors: Rick Husk, Gia Muscaro, Paul Renaud, Eric Carver
- **Board Members Absent:**
 - None
- **Ameritech Community Management Representative:**
 - Phil Colettis

1. Call to Order:

- The meeting was called to order by President Vinny Tuccio at 7:00 PM. A quorum of seven Board members was present.

2. Approval of Minutes:

- Motion: President Tuccio moved to waive the reading of the January 16, 2025, minutes.
- Second: Director Muscaro
- Vote: Unanimously approved

3. Seating of New Board Members:

- Motion: Director Carver moved to seat Lisa Mannino and David Williams as new Board members.
- Second: President Tuccio
- Vote: Unanimously approved
- *Note: The Board now comprises nine members.*

4. Reports:

- **a. Treasurer's Report:** Vice President/Treasurer Eckes reported:
 - Total Income Year-to-Date: \$64,144
 - Total Expenses Year-to-Date: \$65,217
 - Total Assets: \$1,790,911 (including Reserves of \$1,717,877)
 - Schwab Investment Account Balance: \$1,223,996 (an increase of \$4,359)
 - Significant Future Repairs: Driveways

- **b. North Board Report:** Directors Muscaro and Husk reported:
 - Received two bids for clearing the weir: Rainmaker and Mugrow; additional bids pending.
 - Monuments and landscaping projects are pending.
 - Reserve report is pending.
 - Payment discussions are pending.
- **c. Ameritech Report:** Representative Colettis reported:
 - Legal/Collections:
 - One foreclosure sale scheduled for February 5, 2025 (1648 LV).
 - One lien letter sent on February 5, 2025 (1741 AL).
 - Foreclosure mortgage case dismissed.
 - One lien filed; payments are being made under a Board-approved plan.
 - Violations/Hearing:
 - Fines committee scheduled for March 13, 2025, to address:
 - 1630 AL: Unauthorized door color (purple).
 - 1672 AL: Improper property maintenance.

5. Unfinished Business:

- **a. No Trespassing/No Solicitation Signs:** Sign already installed at the East Lake turn.
- **b. Driveways:** Vice President/Treasurer Eckes reported that proposals are under review; decision pending.
- **c. Irrigation:** Secretary Adams submitted four proposals for consideration.
 - Motion: President Tuccio moved to accept Fieldstone Irrigation's proposal at \$780 per month, with a \$400 maximum for repairs without board approval.
 - Second: Vice President/Treasurer Eckes
 - Vote: Unanimously approved
 - Actions:
 - Ameritech to update the website with the irrigation schedule.
 - Ameritech to email the Board with Fieldstone's monthly report prior to each Board meeting.
 - Schedule to be determined for villa residents to unlock gates for sprinkler inspections.
- **d. Entry Pole Light:** President Tuccio reported that the light has been installed and is operational.
- **e. Gate Codes/Leases/Sales/Workbook Update:** Secretary Adams has recused herself from this responsibility and has transferred all related information to Director Renaud.
- **f. New Board Member Process:** Director Muscaro discussed the election process is outlined in the By-Laws.
- **g. Records Request Process:** Ameritech will respond to individual requests.
- **h. 1702 AL:** Legal proceedings are in progress.

6. New Business:

- **a. Ameritech (Communication & Website Errors):** To be addressed in a closed session in March.
- **b. Tadros:** To be addressed in a closed session in March.
- **c. Parking Resolution:**
 - Motion: Vice President/Treasurer Eckes moved to approve the parking resolution.
 - Second: Director Carver
 - Vote: Unanimously approved
- **d. Vendor Contact:** Board members are authorized to contact vendors to obtain estimates.
- **e. Committee Recommendation on Lease/Workbook/Ameritech:** Legal consultation is pending.

7. Non-Agenda Items:

- **a. Mulch:**
 - Motion: President Tuccio moved to approve Mugrow's contract for \$8,400.
 - Second: Director Carver
 - Vote: Unanimously approved
- **b. Palm Tree Trimming:** Fieldstone's estimate is \$9,670; Mugrow's estimate is \$13,800. Decision pending for March.
- **c. Sewer/Storm Drains:** Ameritech to obtain inspection bids for discussion in March.
- **d. Ameritech Bid Notification:** Ameritech will post bids and agendas on the bulletin board at the pool.

8. Next Meeting:

- The next Board of Directors meeting is scheduled for Thursday, March 20, 2025, at 7:00 PM.

9. Adjournment:

- Motion: Secretary Adams moved to adjourn the meeting.
- Second: Director Renaud
- Vote: Unanimously approved
- Note: The meeting adjournment at 9:00 PM.