

EAGLES RESERVE HOMEOWNERS' ASSOCIATION INC
Board of Directors Monthly Meeting Minutes
Ameritech – Clearwater office & via Zoom
24701 US Highway 19, Clearwater, Florida
May 15, 2025 – 7:00pm & via ZOOM

Attendance:

- **Board Members Present:**
 - President - Vinny Tuccio,
 - Vice President/Treasurer – Karen Eckes
 - Secretary – Fiona Adams
 - Directors Rick Husk
 - Director Gia Muscaro
 - Director Lisa Mannino - arrived at 7:15 p.m.
- **Board Members Joined Via Zoom:**
 - Director Paul Renaud
- **Board Members Absent:**
 - Director David Williams
 - Director Eric Carver
- **Ameritech Community Management Representative:**
 - David Fedash
- **Community Members Present:** 2, 6 via zoom

1. Call to Order:

- The meeting was called to order by President Tuccio at 7:00 PM. A quorum of 6 Board members was present. Director Renaud present via zoom.

2. Approval of Minutes:

- Motion: President Tuccio moved to waive the reading of the April 17, 2025, minutes.
- Second: Director Husk
- Vote: Unanimously approved

3. Reports:

- **a. Treasurer's Report:** Vice President/Treasurer Eckes reported:
 - Total Income Year-to-Date: \$213,434 (\$16,454 more than budgeted)
 - Total Expenses Year-to-Date: \$230,835 (\$33,855 more than budgeted)
 - Total Assets: \$1,905,719 (including Reserves of \$1,849,013)
 - Schwab Investment Account grew \$3,799 to \$1,236,213
 - Significant Future Repairs: Irrigation, roadways and driveways
- **b. North Board Report:** Directors Husk reported:
 - Weir cleanup has not been finalized with Rainmaker - *Pending*
 - Power washing monuments and sidewalk in progress
- **c. Ameritech Report:** Representative Fedash reported:
 - **Legal/Collections:**
 - 1648 LV – Chapter 13 filed. Dismissed bankruptcy 5/2/25
 - Lien: (1714 AL), (1744 AL), (1702 AL), (1640 LV)
 - Board approved payment plan \$400/month: 1764 AL
 - Payments being made under a Board-approved plan (1652 AL)
 - Ameritech to check status of (1763 AL) – *Pending*

- **Roof Inspection:** Broken tiles replaced - damaged from storms. Work completed by next week
- **Violations:** None reported
- **Palm Tree Trimming:** Scheduled for 1st week in June by Fieldstone Landscape Services
- **Other:** Concrete Gate Post @ pool: Mugrow repaired

4. Unfinished Business:

- **a. Reserve Study:**
 - Felton Property Assessment Team (FPAT) provided report.
 - Zoom meeting with BOD and FPAT – Scheduled for Friday, May 23rd
 - Secretary Adams requested Ameritech provide the BOD with the previous FPAT report for consideration before the zoom meeting. Manager Fedash agreed.
- **b. Driveways:**
 - Manager Fedash said an engineer will be out next week. Manager Fedash will notify BOD if they want to attend
 - (Engineering company?) will provide estimate/report by Friday, May 23rd
 - Secretary Adams requested the name of the company for the Minutes. Manager Fedash said he would provide it
- **c. Irrigation:**
 - Secretary Adams requested dates of the monthly inspections so it can be posted to the gate bulletin board so the Villas can leave gates unlocked – *President Tuccio to notify*
 - Secretary Adams requested dates of irrigation and inspection so webpage can be updated. President Tuccio will get schedules from Fieldstone – *Pending*
 - Watering is done 1 time per week.
 - President Tuccio noted solenoid valve cannot be accessed under decking of residence on AL. Need to get access to it – President Tuccio working with resident - *Pending*
- **d. Leases:** (Update from May Minutes)
 - Director Carver not present – No update - *Pending*
- **e. Parking Permits:**
 - Manager Fedash reported: Wrong size parking lot signs printed. Should receive corrected signs next week. Mailings go out once signs are up - *Pending*
- **f. Towing:**
 - Once Parking Permit signs are in place. Ameritech will notify CommTow Towing and A-1 Towing signs will be replaced - *Pending*
- **g. Gate Codes/Leases:**
 - Director Renaud reported no new leases, nothing expired.
- **h. Sewer/Storm Drains:**
 - Manager Fedash reported: Storm drains were jetted. No significant issues found. Work done by Pipe Restoration Solutions (PRS)
 - Secretary Adams noted that she and Director Williams met with PRS rep, Matt. Director Williams and I to meet with engineer and update the BOD next month - *Pending*
- **i. Review/Update Webpage:**
 - Director Mannino reported: Will meet with Tom to obtain something definitive - *Pending*
- **J. Gate Camera Access: President Tuccio**
 - President Tuccio reported that SRS told him it is possible to access this information.
 - Secretary Adams will give Director Muscaro the necessary app information/password so this can be obtained when needed

- **k. Speed Bumps:**
 - Director Renaud reported that when vehicles park on the grass side of LV, it obscures the bump markings on the left side of the bump. Suggested marking be on both sides of the bump.
 - Motion: Director Renaud recommended Management company have this done next time the markings are updated as a safety issue going forward.
 - Seconded: Secretary Adams
 - Vote: Unanimously approved
- **l. Tree Trimming:** No estimate provided per April Minutes from Fieldstone or Mugrow to trim overhanging branches near homes. President Tuccio suggested walking property with above vendors. Secretary Adams recommend obtain estimates.
 - Motion: President Tuccio proposed trees trimmed on an “as needed” basis from Mugrow
 - Seconded: Director Eckes
 - Vote: Unanimously approved

5. New Business:

- **a. Director Position:** Director Adams requested re-assignment of Treasurer position since Director Eckes is moving. Director Eckes and Director Renaud will get together and sign over paperwork.
 - Motion: Director Husk proposed Director Renaud as Treasurer
 - Seconded: President Tuccio
 - Vote: Unanimously approved

Adjournment:

- Motion: Secretary Adams
- Second: Director Husk
- Vote: Unanimously Approved
- The meeting adjourned at 8:05 PM.

Next Meeting: Thursday June 15, 2025 @ 7:00 p.m.

Respectfully submitted by Fiona Adams, Secretary

The name of the engineer was not provided by Ameritech at the time of this upload

Items to be addressed:

Ameritech: FPAT Previous Report - provide to Board before Zoom Meeting, Friday, May 23rd
Ameritech: Provide name of driveway engineer company so Minutes can be updated
Treasurer Transfer

Formal Reserve Study FPAT March 2025 – Next Study March 2030