

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

Attendance

- Board Members Present
 - President – Vinny Tuccio
 - Treasurer – Paul Renaud
 - Secretary – Fiona Adams
 - Director – Eric Carver (via Zoom)
 - Director – Rick Husk
 - Director – Gia Muscaro
 - Director – David Williams
- Absent
 - Director – Lisa Mannino
- Ameritech Community Management
 - Manager – Richard Epp
- Community Members Present
 - 2 in person, 1 via Zoom

1. Call to Order:

The meeting was called to order by President Tuccio at 7:00 PM. A quorum was present.

2. Approval of Minutes:

- Motion: President Tuccio moved to waive the reading of the July 15, 2025 minutes.
- Seconded: Secretary Adams
- Vote: Unanimously approved.

3. Reports

a. Treasurer's Report – Treasurer Renaud

- YTD Income: ~\$350,000 (\$5,000 over budget)
- YTD Expenses: ~\$389,000 (\$44,000 over budget)
- Net Operating Loss: ~\$39,000 (worse by \$15,000 vs. last month)
- HOA Assets: ~\$1.97M (including \$1.93M in reserves)
- Schwab Investment Account: ~\$1.25M, increased by ~\$3,800 this month
- Accounts Receivable: \$43,000 (up \$800 from June; 10 with attorney, 5 delinquency notices, 1 intent to lien)
- Prepaid Assessments: \$33,000 (down \$1,500)
- Major Overages: Roof/Gutter Cleaning (\$11.8K), Legal Fees (\$11.6K), Operating contingency (\$6.4K), Irrigation Repairs (\$6K), General Maintenance (\$5.4K), Landscaping (\$3.7K).
Per-unit monthly averages: Income: \$275
- Operating Expenses: \$190
- Reserve Contributions: \$120

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- b. North Board Report – Director Husk - Minimal activity. Noted concerns with Egret's Landing ponds/lakes, with legal and SWFWMD. Review underway regarding flooding and maintenance responsibility. Weir Clean up scheduled for November.
- c. Manager's Report – Richard Epp
 - Violations ongoing. One homeowner continues to deny access for irrigation/solenoid repair. - Pending

4. Unfinished Business:

- a. Spending Thresholds: Extensive discussion on unbudgeted expenses. Board agreed any expense over \$1,500 requires board approval. Secretary Adams encouraged competitive for all large expenditures.
 - Motion: Expenditures over \$1,500 must be Board approved.
 - Seconded: Treasurer Renaud.
 - Vote: Unanimously approved.
- b. Towing: A-1 Towing contract finalized. First incidents resolved successfully at reduced cost to residents - Closed
- c. Sidewalk Grinding (Driveway): Completed; a few missed areas will be followed up. Next phase will address cut-and-replace concrete sections on driveways. Manager Epp to obtain multiple bids to be obtained - Pending
- d. Leasing: Board agreed Manager Epp to mail reminder letters to owners of expired leases. Attorney review possible security deposit possibility for renters to cover common-area damages - Pending
- e. Website/Rules Update: Obsolete "fineable offenses" list removed from webpage (2011 version). Webpage cleanup ongoing. "New Residents" Tab (Welcome Letter/Community Overview) under review. Will Be uploaded to Webpage once complete - Pending
- f. Tree Management: Discussion on high costs of trimming vs. removal. Plan for October community walk-through to identify "problem trees" and obtain bulk removal bids - Pending
- g. Vendor Invoices: Treasurer Renaud reported that all invoices need to be itemized before payment is made by Ameritech. Board agreed

5. New Business:

- a. Electric Bikes/Scooters/Go Carts - Discussed then closed
- b. Loose pavers(pool)/tiles noted; mats to be reinstalled for safety - Pending
- c. Fineable Infractions: See webpage/Covenants & Restrictions sec: 3.5; 3.6; 3.8; 6.2; 6.3; 6.5; 6.7; 6.8; 6.9; 6.10; 6.11; 6.12; 6.13; 6.15
- d. Workbook/Leases: See above 4(d)

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- e. Spending Thresholds without Board Approval: See above 4(a).
- f. Flag/Sign Display: Board reaffirmed only flags/signs permitted by Florida Statute [720.304](#) are allowed.
- g. Magnolia Trees: Concerns raised about size and placement. To be addressed in October tree walk-through - Pending

Not on Agenda:

- Fieldstone invoice to make repairs as submitted - Approved
- Vendor Contracts: Current landscaping contract (Mugrow) up for renewal in January. Manager Epp to solicit competitive bids to be reviewed September - Pending
- Budget Workshop: Tentatively scheduled for October (non-meeting workshop, board only) to review 2026 budget line items. Treasurer Renaud to co-ordinate date with Board - Pending

Adjournment:

- Motion: President Tuccio moved to adjourn.
- Seconded: Director Husk.
- Vote: Unanimously approved.

- Meeting adjourned at 8:40 PM.

Next Meeting: Tuesday, September 16, 2025 – 7:00 PM.

Respectfully Submitted, Fiona Adams, Secretary

Pending / Future Items

- September: Landscaping Bids for 2026, Homeowner denying access to repair sprinklers, Driveways, Leasing, Website, Tree Management, Pavers, Budget Workshop.
- October: Tree Walk-Through (Magnolia Trees), Weir Clean-Up (North Board), Budget Workshop
- November: Weir clean up (July Minutes) now scheduled for Nov
- Future: Formal Reserve Study – FPAT completed March 2025; Next Study March 2030