

EAGLES RESERVE HOMEOWNERS' ASSOCIATION INC

Board of Directors Monthly Meeting Minutes

Ameritech – Clearwater office & via Zoom

24701 US Highway 19, Clearwater, Florida

Tuesday, October 21, 2025 – 7:00pm & via ZOOM

Attendance

- Board Members Present
 - President – Vinny Tuccio
 - Treasurer – Paul Renaud
 - Secretary – Fiona Adams
 - Director – Rick Husk
 - Director – Gia Muscaro
- Absent: Directors Mannino, Carver, and Williams
- Ameritech Community Management
 - Manager – Richard Epp
- Community Members Present
 - 2 in person, 2 via Zoom

1. Call to Order:

The meeting was called to order by President Tuccio at 7:01 pm. A quorum was present.

2. Approval of Minutes:

- Motion: President Tuccio moved to waive the reading of the September 16, 2025 minutes.
- Seconded: Secretary Adams
- Vote: Unanimously approved.

3. Reports

a. Treasurer's Report – Treasurer Renaud

- YTD Income: \$445,214 - \$2,009 over budget (\$443,205)
- YTD Expenses: \$478,721K - \$35,516 over budget (\$443,205)
- Net Operating Loss: ~\$33,507 - improved by \$13,532 from last month
- HOA Assets: ~\$2,027,708 - includes ~\$1,987,359 in reserves
- Schwab Investment Account: ~\$1,257,845 (\$46,439 market appreciation)
- Total Reserves - ~\$1,987.000

Reserve Distribution:

- Schwab: \$1,57,845
- South State Reserve: \$353,829
- BB&T: \$157,580
- Cadence: \$209,423
- South State Allocation: \$8,682

A transfer of \$500,000 to Schwab is planned to maintain FDIC coverage limits.

For greater in-depth on financials - go to www.EaglesReserve.org (Reports)

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- b. North Board Report – Director Husk reported Weir clean up not scheduled - **Pending**.
*Awaiting report from SWFTMUD: Weir clean up, vegetation growth lake behind Arabian. *Lake nearest East Lake is responsibility of Boot Ranch South (BRS) (Apartments). *BRN seeking SWFTMUD to pressure BRS to clean the lakes.
*Discussion possible aeration fountain installation to reduce overgrowth responsibility in dispute*Eagles Reserve Community funds BRN 44% of North's expenses, making separation unlikely.
- c. Manager's Report – Richard Epp
 - Homeowner refusing access for Solenoid Repair - Homeowner has agreed to repair. Work is scheduled for October 27th with Fieldstone - **Closed**
 - Secretary Adams made a motion to pay Fieldstone for Repairs of \$659
 - Seconded Director Renaud
 - Unanimously approved - **Closed**
 - Renter's Security Deposit - Manager Epp render opinion next meeting - **Pending**
 - Foreclosures - 2 are ongoing
 - 1 Estoppel request received
 - Landscaping Contracts - Manager Epp to check with companies re their weed control policy. Landscaping company for 2026 Tabled for Nov BOD - **Pending**
 - Gate accident - Resident claim in dispute. Referred to Lopez, esq - **Pending**

4. Unfinished Business:

- a. Tree Management/Magnolia Trees: President Tuccio walked community with Mugrow. Trees were marked. Homeowner planted Magnolias also reviewed. *Mugrow to provide itemized bill separately for: Back of Lago/Cut Backs (Lago & Arabian)/Magnolia Trees - **Pending**
 - Treasurer Renaud made a motion to obtain a legal opinion on HOA's responsibility to trim homeowner's backyard trees as well as homeowner planted magnolias - **Pending**
 - Seconded: Secretary Adams
 - Unanimously approved
- b. Work Order Portal: Treasurer Renaud reported 20 total work orders received under the new portal (7 closed, 13 active). *A "NOTES" field will be added to the portal for better tracking. *HOA Board members to assist with site checks as needed and update portal.*1748 Lago request - owner's responsibility (Gutters attached to patio). *1520 Lago HOA will notify Lambert to repair. (Gutters attached to building) *1608 Arabian - A/C removed from window.*1736 Arabian - Manager Epp to notify Island Painting to complete painting.

5. New Business:

- a. Tree/Shrub Clean Up: See above under Tree Management/Magnolia Trees
- b. Proposal to North Board: Discussion tabled till Nov meeting - **Pending**

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- c. Webpage Update (New Resident's Tab) - Treasurer Renaud reported the updated "NEW RESIDENT'S Tab" to be sent to IT to upload to EaglesReserve.org website - **Pending**
 - o Community Rules will be next tab edited - **Pending**
- d. Budget Workshop: Date confirmed October 30, 2025 @ 6 pm (BOD members only)
 - o Budget adoption November 18th @ 6 pm (Open to residents)
- e. Pool gate lock/handle - Access to the pool being illegally accessed using a stick to open the pool gate from the inside. A knob on the inside installed.*Key missing from lock box. Key replaced/combination changed. Manager Epp to notify vendors - **Closed**
- f. **Leases:** Secretary Adams reported 25 known residences are leased: 11 Current leases on hand

Not on Agenda:

- a. Pond pump - President Tuccio reported he is researching companies - **Pending**

Director Resignations:

- o Eric Carver resigned

Adjournment:

- Director Husk motioned to adjourn.
- Seconded: Secretary Adams
- Vote: Unanimously approved.

- Meeting adjourned at 8:31 pm

Next Meeting: Tuesday, November 18, 2025 – 7:00 PM.

Respectfully Submitted, Fiona Adams, Secretary

Pending / Future Items

- November: Weir clean-up (July Minutes) now scheduled for Nov
- October 30 @ 6 pm - Budget workshop
- November 18 @ 6 pm - Budget Adoption November 18 @ 7 pm BOD meeting

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