

EAGLES RESERVE HOMEOWNERS' ASSOCIATION INC
Board of Directors Monthly Meeting Minutes
Ameritech – Clearwater office & via Zoom
24701 US Highway 19, Clearwater, Florida
Tuesday, September 16, 2025 – 7:00pm & via ZOOM

Attendance

- Board Members Present
 - President – Vinny Tuccio
 - Treasurer – Paul Renaud
 - Secretary – Fiona Adams
 - Director – Eric Carver
 - Director – Rick Husk
 - Director – Gia Muscaro
- Absent: Directors Mannino and Williams
- Ameritech Community Management
 - Manager – Richard Epp
- Community Members Present
 - 1 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 August 19, 2025 minutes.
- Seconded: Director Husk
- Vote: Unanimously approved.

3. Reports

a. Treasurer's Report – Treasurer Renaud

- YTD Income: ~\$393K (\$1K under budget)
- YTD Expenses: ~\$440K (\$46K over budget)
- Net Operating Loss: ~\$47K (worse by \$8K worse than last month)
- HOA Assets: ~\$2M (including \$2M in reserves)
- Schwab Investment Account: ~\$1.25M, increased by ~\$34K (Jan-Aug)
- Aged Receivable: \$467K (\$4K worse than last month)
- Prepaid Assessments: (\$29K approx. \$5K less than last month)
- Major Overages: Roof/Gutter Cleaning (\$11.8K), Legal Fees (\$11.7K), Irrigation Repairs/Maintenance (\$19k), Operating Expense: \$269K (\$185/door/month), General Maintenance (\$5.4K), Landscaping (\$3.7K), True Reserves: \$123K (\$68/door/month), Reserve Contributions: \$117 per door/month)

b. North Board Report – Director Husk - No updates. Meeting Sep 25. Weir Clean up scheduled for November.

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- c. Manager's Report – Richard Epp
 - Homeowner refusing access for Solenoid Repair - Atty Lopez sending letter - Pending
 - Renter's Security Deposit - Pending
 - Work Order Process: Treasurer Renaud Creating Web Link - Pending
 - Leasing Letters Update: Manager Epp send update to board - Pending

4. Unfinished Business:

- a. Driveway Repair: Discussion and review of estimates by Southern Building Rehab and Halenkamp and Son rejected by board.
 - Motion: President Tuccio moved to use Affordable Work Orders to repair
 - Seconded: Director Husk
 - Vote: Unanimously approved
- b. Webpage/New Residents tab): Treasurer Renaud completed edit/review of changes
 - Motion: Secretary Adams moved to upload changes to webpage
 - Seconded: Director Muscaro
 - Vote: Unanimously approved
- c. Loose pavers(pool)/closet: Secretary Adams notified paver secured/closet cleaned out - Closed
- d. Budget Workshop: Manager Epp will notify the board with dates - Pending

5. New Business:

- a. Landscaping Contracts: Manager Epp obtain other proposals - Pending
- b. Christmas Decorations:
 - Motion: President Tuccio to obtain same people who did it in 2025 @ \$700
 - Seconded: Treasurer Renaud
 - Vote: Unanimously approved

Not on Agenda:

- a. Replacement/Lost Parking Permits:
 - Motion: Secretary Adams proposed use different color and charge \$75 to obtain replacement. Process done through a work order request
 - Seconded: Director Muscaro
 - Vote: Unanimously approved
- b. Increasing length of pool drainage: Manager Epp to notify Triangle Pools

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c. Pond Pump: President Tuccio notified that pump needs to be repaired. TBD - Pending

Adjournment:

- Motion: Secretary Adams moved to adjourn.
- Seconded: Director Muscaro
- Vote: Unanimously approved.
- Meeting adjourned at 8:50 PM.

Next Meeting: Tuesday, October 21, 2025 – 7:00 PM.

Respectfully Submitted, Fiona Adams, Secretary

Pending / Future Items

- October: Tree Walk-through Results/Magnolia Trees, Budget Workshop, Landscaping Contracts, Renter's Security Deposit, Access to Solenoid, Work Order Process, Lease Letters
- November: Weir clean-up (July Minutes) now scheduled for Nov
- Future: Formal Reserve Study – FPAT completed March 2025; Next Study March 2030