

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

(1) Resident present and (3) residents joined via zoon.  
David Fedash represented Ameritech Community Management.

**Call to Order:** The meeting was called to order immediately following the Annual Meeting by David Fedash, Community Manager with Ameritech at 7:17p.m.

**Appointment Office Positions** – These are the positions for 2025.

President - Vinny Tuccio  
Vice President & Treasurer – Karen Eckes  
Secretary - Fiona Adams  
Director – Eric Carver  
Director – Rick Husk  
Director - Gia Muscaro  
Director – Paul Renaud

A quorum was certified. 7 Board members present: President - Vinny Tuccio, Vice President/Treasurer – Karen Eckes, Secretary - Fiona Adams, Directors, Rich Husk, and Gia Muscaro, Paul Renaud. Director Eric Carver joined via zoon. Lisa Mannino submitted a letter of intent to serve but was not in attendance due to illness. The Board will consider her as a board member, February 20, 2025.

1. **Approval of Minutes:** Vinny Tuccio motioned to waive the reading of December 19, 2024 minutes. Karen Eckes seconded. The motion was unanimously approved.
2. Reports:
  - a. **Treasurer Report:** Karen Eckes Reported: Total Income year-to-date: \$610,056. Total expenses: \$535,532. Total assets \$1,771,246 which includes Reserves of \$1,695,051. The Schwab investment account grew \$5,580 to \$1,219,637. Significant Future Repairs: Driveways. Fedash recommended an independent formal Reserve Study within the next year or two.
  - b. **Ameritech Report:** David Fedash. Recommended another **Legal/Collections** - 2 units scheduled for foreclosure 1/28/25 & 1/29/25 (1648LV and 1702 LV, 1 unit made no payment as promised – sent to attorney for collection, 1 unit lien released (Paid in full), 1 unit foreclosure sale cancelled, 1 unit – lien approved payment plan, 1 unit – payments paid as approved by the BOD through May 2025. **Violations** – 1630 AL purple door. Final notice sent. Fines Committee Date – Pending. **Tennis Court** – Pole replaced. Screening & ball catch net – Pending. **Parking:** Fedash told board that letter was mailed out to all owners notifying owners that property not allowed for commercial purposes – Pending. **Palm Fronds:** Discussion re trimming Washingtonians for trim before hurricane season. Pending. **Entry Pole Light(Spotlight on keypad)** – SPS providing image – Pending. **Faucets Swimming Pool restroom:** Leaking – To be replaced with auto shut off.

c. **Vendor Contact** – Fedash upset that Adams contacted Tennis vendor re repair of tennis post not yet functioning after almost 2 months. Adams stated it is called, “oversight,” Carver voiced opinion that board members should not communicate with vendors and that all contact be made through Ameritech. Adams apologized.

3. **Unfinished Business:**

a. **Towing Companies:** Tuccio/Eckes - Postponed re Parking Lot resolved – Pending

b. **Leases:** Adams reported – She is still awaiting current leases from Ameritech since September 2024. 2 leases received: 1714 AL & 1720 AL - 2 out of the 9 received of those expired Oct – Dec. Carver proposed to suspend gate codes for renters and realtors should leases not be received at least 5 days before a lease expires. Fedash explained the busiest time for Ameritech is Sep-Dec. as a reason for not responding to lease requests. Carver proposed 5 days for Ameritech to respond to original email request. Fedash will also expedite this process going forward. Seconded by Eckes. Fedash will send Lopez’ approved lease letters to Adams. Codes to be suspended if leases not received by 1/24/25.

c. **Driveways** – Fedash and Eckes get quotes and options – Pending

4. **New Business:**

a. **Parking Privileges** – Discussion to add parking positions on Lago easement. Renaud expressed issues regarding location of spots. Various parking options discussed - Pending.

b. **CTA/ Transparency Act** – Adams notified that this law is before Supreme Court of the United States (SCOTUS) for review by Justice Alito, March 25, 2025 – Pending April

c. **Sprinklers/Irrigation:** Fedash/Tuccio noted that SV Handyman Services were unable to provide services as agreed. Terminated 1/16/25. All invoices will be paid. Muscaro asked if Night Owl recontacted for estimate. Adams recommended 3 bids be obtained. Tuccio approved, Renaud seconded for Adams to obtain 3 bids: Parameters include: Bi-monthly wet check on scheduled date (1<sup>st</sup> Thurs or Fri) and a report submitted regarding repairs prior to board meeting 3<sup>rd</sup> Thursday of the month. Contracts submitted will be reviewed at next meeting.

**Announcement:** Next BOD meeting: 3<sup>rd</sup> Thursday of each month: February 20, 2025 at 7:00 pm

SAME RECURRING ZOOM INFO/ LINK as above.

**Adjournment:** Tuccio made a motion to adjourn, seconded by Husk. Motion approved; meeting adjourned at 8:36 p.m.

Respectfully submitted by Fiona Adams, Secretary

Items postponed from previous BOD meetings

No Trespassing/No Solicitation signage – Feb 2025

Driveways – Eckes - Feb 2025

Sewer/Storm Drain Inspection – Adams - Mar 2025

Review/Update Webpage: New Residents Tab – Adams/Eckes – Mar 2025

North Board. Discussion re street lighting – Husk/Muscaro - March 2025