

EAGLES RESERVE HOMEOWNERS' ASSOCIATION INC

**Board of Directors Monthly Meeting Minutes
Ameritech – Clearwater office & via Zoom
24701 US Highway 19, Clearwater, Florida
Jan 22, 2026 – 7:00 pm & via ZOOM (Link updated late)**

(4) Resident present and (0) residents joined via zoon.

New Community Manager: Dayna Cannistraci replaces Richard Epp

Call to Order: The meeting was called to order immediately following the Annual Meeting by Dayna Cannistraci, Community Manager with Ameritech at 7:08 p.m.

Election of Directors - Unanimously approved except as noted below

President - Vinny Tuccio (Adams dissented: Lack of transparency, overriding of board majority decisions)

Vice President - Sharon Barnett - **Attorney contact on behalf of the board**

Treasurer – Paul Renaud

Secretary - Fiona Adams

Director – Rick Husk - **Boot Ranch North**

Director – Gia Muscaro - **Boot Ranch North**

Director - David Williams

A quorum certified. 7 Board members present.

Positions as noted above. Motion: President Tuccio to adjourn Election of Directors. Seconded by Director Renaud. Unanimously approved. Adjourned @ 7:33 p.m.

1. Call to Order

President Tuccio called the Monthly Board of Directors Meeting to order at 7:34 PM. A quorum was confirmed.

2. Approval of Minutes

Motion: President Tuccio motioned to waive the reading and approve the December 16, 2025 Board Meeting Minutes.

Seconded: Director Barnett

Vote: Unanimously Approved

3. Reports

3a. Treasurer's Report (Period Ending December 31, 2025)

Treasurer Renaud presented the December financial report.

- Year-to-Date Income: ~\$606,000 (approximately \$15,000 over budget)
- Year-to-Date Expenses: ~\$609,000 (approximately \$18,000 over budget)
- End of year Operating Loss: ~\$2,800

- Total Assets: ~\$2.077M
- Total Reserve Funds: ~\$2.130M

Reserve Allocations:

- Schwab Investment Account: ~\$1.262M
- South State Bank: ~\$419,000
- BB&T: ~\$158,000
- Cadence Bank: ~\$210,000
- South State Operating: ~\$9,000

Per-Unit Monthly Averages:

- Income: ~\$277 per unit per month
- Operating Expenses: ~\$177 per unit per month
- Reserve Contribution: ~\$117 per unit per month
- Net Operating Result: approximately break-even for the year
- True Reserve Funding (after offsets): about \$90 per unit per month

The FPAT Reserve Study recommends \$131 per unit per month, leaving a shortfall of about \$41 per unit per month before considering investment earnings. \$23 investment earnings bring us down to \$18 shortfall - The \$20 increase in 2026 brings us back in line

The Association enters 2026 with strong reserves, improving collections, positive financial momentum

3b. North Board (BRN)

- New colored LED lights being installed at the fountain at cost of \$1,800.
- Weir: 2 engineers were contacted for site inspection but no-one showed up. President Thompson contacting another 2 engineers. **PENDING**

3c. Manager's Report - Dayna Cannistraci Dayna commits to weekly property visit.

Violations & Compliance Updates:

- Pond Pump - No update received from Ameritech. Ameritech will check their records - **PENDING**
- Flags were removed, Post was repaired, Tennis court screening removed, Solitude contract terminated - **CLOSED**
- Unapproved deck/access to solenoid: Attorney Lopez was supposed to send letter to ensure access point in deck. No payment to be made by the HOA for the deck removal or replacement. Director Renaud will add this to attorney communication list - **PENDING**
- Ameritech will check their records (ck Dec Mts) - **PENDING**
- 1754 Arabian - Ameritech will check records as to whether letter mailed to owner - **PENDING**
- Manager Cannistraci requested to be copied on all vendor emails going forward. Director Renaud will add her to the admin access for work orders.
 - Board members are not to respond to individual resident's request for work orders via email. Board members are to refer residents to complete a work order online at www.eaglesreserve.org so all board members and Ameritech can keep note of status

4. Unfinished Business

4a. Fieldstone: (Jan 1, 2026): President Tuccio stated to date they have only been on property once

- Proposal provided to add 165 plants(\$2,500) to 'beautify' areas at the berm and by the gate. Board members questioned the quantity and cost. Suggest shrubs combined with flowers may be more cost effective yet still "pop."
 - Manager Cannistraci will contact Mugrow for a previous invoice and then contact Fieldstone. Possibly reduce cost to \$1,250 for this project. Manager Cannistraci will also contact Fieldstone regarding job scope and schedule. - **PENDING**
- Some "water collection" issues provided by Fieldstone - Cannistraci to follow up - **PENDING**
- Cut back on Arabian Lane and Lago Vista is in process - **PENDING**
- **UPDATE from SLACK post Dec 17, 2025:** (Dec Mts,) Pine tree Removal: Fieldston reduced bill \$1,370 rather than the \$900 requested. Fieldstone contacted to submit updated proposal for HOA records.

4b. **Foreclosure Status** - Vice President Barnett updated the board:

- Highest property (\$13,000+1648 Lago Vista) - Bankruptcy court not heard 302B - legal hold. Continuing to accumulate costs for the HOA.

4c. **North Board Attorney Results:** Attorney Lopez sent letter to BRN Atty - No response. They have allocated additional \$25k for legal fees to the 2026 budget. ER HOA pays 44% of BRN costs - **PENDING**

4d. **Scooters/Electric Bikes:** Discussion on children riding these vehicles displaying a lack of safety for children and residents, failure to follow stop signs, and observe speed limits and lack of parental oversight. An addition to the "New Resident's Package" after VP Barnett contact Atty Lopez - **PENDING**

5. **New Business:**

5a. **Community Management:** Secretary Adams submitted a proposal for Pro-Active Management Company as an alternative to Ameritech Management Company due to various issues with Ameritech. After discussion, it was decided to afford Ameritech manager Dayna Cannistraci an opportunity to provide efficient service to the HOA.

- **Roof Cleaning** - Manager Cannistraci will solicit bids - **PENDING**

5b. **House Bill 657:** Discussion regarding this new proposed bill. VP Barnett to monitor and report.

5c. **Process and Procedures:**

- **Designation of board member to contact atty Lopez:** VP Barnett nominated and approved to be the Board point of contact with attorney Lopez going forward.
- **Emails:** Board members are not to respond to individual resident's request for work orders via email. Board members are to refer residents to complete a work order online at www.eaglesreserve.org so all board members and Ameritech can keep not of status of request.
- **Garage door decoration:** President Tuccio will remove - **PENDING**
- **Bumpers on Gate:** President Tuccio will remove - **PENDING**

5d. Vehicle Repair: No formal action decided

Open Forum:

- Joe Vitale - Expressed a concern about driveways condition:
 - Residents should complete a work order with specific concerns through www.eaglesreserve.org
 - Manager Cannistraci and 2 board members will walk property and create a new list-
PENDING

- Russel Johnson - Will submit his ARC request through the website and obtain a written response from HOA/Ameritech - **PENDING**

Tabled until February: Webpage and Leases

Adjournment:

Motion: President Tuccio motioned to adjourn

Seconded: Director Muscaro

Vote: Unanimously Approved

Announcement: Next Meeting: Tuesday February 17, 2025 @ 7:00 p.m.

The meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

Fiona Adams

Secretary