

# EAGLES RESERVE HOMEOWNERS' ASSOCIATION INC

**Board of Directors Monthly Meeting Minutes  
Ameritech – Clearwater office & via Zoom  
24701 US Highway 19, Clearwater, Florida  
Tuesday, February 17, 2026 – 7:00 PM**

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## **1) Attendance**

### **Ameritech Manager:**

- **LCAM:** Dayna Cannistraci

### **Board / Officers Present:**

- **President:** Vinny Tuccio
- **Treasurer:** Paul Renaud
- **Member:** Rick Husk
- **Member:** Gia Muscaro

### **Board / Officers Absent:**

- **Vice President:** Sharon Barnett
- **Secretary:** Fiona Adams
- **Member:** David Williams

### **Members Present / Noted:**

- Susan McIntyre (Unit 1706, La Vista) — joined via iPad/Zoom
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## **2) Call to Order / Establish Quorum**

- Meeting called to order at **7:00 PM**.
  - **Quorum confirmed.**
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## **3) Approval of Prior Minutes**

- **Motion:** Waive reading of the **January 22** minutes.
  - **Second:** Yes
  - **Vote:** Approved unanimously.
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## Treasurer's Report (Period Ending January 31, 2026)

**Presented:** January financials

### Operating Results (January):

- **Revenue:** ~\$54,000 vs. budget ~\$53,000 (~\$800 favorable)
- **Expenses:** ~\$60,000 vs. budget ~\$57,000 (~\$3,200 unfavorable)
- **Net Operating Loss:** ~(\$7,300) vs. budgeted loss ~(\$4,800)
- **Primary driver:** quarterly trash billing and early-year timing items.

### Assets / Cash / Reserves:

- **Total Assets:** ~\$2.148M
- **Operating Cash:** ~\$91,700
- **Total Reserves:** ~\$2.084M
  - Schwab investment increased ~\$2,900; yield discussed at approximately **3.6%** (noted lower than prior year due to lower rates).
  - South State Reserve: ~\$445,000
  - BB&T Reserve: ~\$158,000
  - Cadence Reserve: ~\$211,000
  - South State allocation: ~\$9,000 (noted: still needs internal cleanup/money movement).

### Investment Restrictions:

- Legal guidance reiterated: HOA funds **cannot** be moved into “more risky” investments.

### Receivables / Assessments:

- **Accounts Receivable:** ~\$39,000 total; approx. **\$30,000 is 90+ days** past due.
  - **31 accounts** still paying **\$270** instead of new **\$290** assessment (increase effective January).
  - Discussion indicated many residents must **update their bank bill-pay/autopay settings**; prepaid balances may also be affecting postings.
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## Motions & Votes (For the Record)

1. **Recoup legal fees related to dog incident:**
    - **Motion:** Charge/recoup **\$300 legal fees** to Unit
    - **Second:** Yes
    - **Vote:** Approved unanimously
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## **New Business / Committee & Management Items**

### **A) Assessment Payment Shortfall (\$270 vs \$290)**

- Board discussed correcting underpayments tied to resident bill-pay/autopay settings.
- **Planned approach:** reminder communication + confirm process steps with management.

### **B) CPA / Taxes (Audit vs Compilation)**

- Management noted HOA may proceed with a **compilation** rather than full audit (cost savings).
- **Action:** CPA waiver/authorization document to be forwarded to Treasurer for processing (management to forward directly).

### **C) Delinquencies / Collections (Account Review)**

- Discussion on differences between HOA transaction logs and attorney ledger totals due to **legal fees** being added over time.
- A specific delinquent account was reviewed (details discussed but not formalized into motion beyond general follow-up).

### **D) Solitude (Pond/Pump Service Billing)**

- January charge (~\$143) questioned after cancellation.
- Unclear if contract required notice period or term end date (60/90 days vs annual term).
- **Action:** Management/Board to confirm cancellation effective date and validate January invoice.

### **E) Landscaping — Fieldstone Performance & Schedule**

- Wind conditions noted as unusually severe for a non-hurricane week; acknowledged as contributing factor.
- Consensus to allow Fieldstone additional time to learn the property (**approx. 4–5 more months**) while monitoring complaints.
- Contract understanding reviewed: **40 cuts + 12 additional visits** intended to support **weekly presence**.

- January observed visits may have been limited (concern of every-other-week presence).
- **Action:** Obtain written clarification from Fieldstone regarding:
  - weekly schedule day(s) (Wed/Thu preference discussed),
  - scope of “off-week” winter visits (edging/trimming/cleanup),
  - definition and timing of the 12 additional visits.

## F) Trees / Overgrowth — Villas (Odd Side of Arabian Lane)

- Request made for a quote to address overgrowth behind villas along **odd-numbered Arabian Lane** down toward the pool.
- **Action:** Seek quote(s); board members to identify worst areas for inspection reference (example noted near 1717 Arabian area).

## G) Roof Cleaning

- Discussion on roof discoloration and need for bids; prior community-wide job referenced (~\$12,000 about six years ago).
- **Action:** Obtain bid from **Billy / H2O** (preferred due to past performance and pricing).

## H) Driveways / Walkways — Establish Repair Standards

- Board discussed need to establish **objective standards** (crack size/trip hazard threshold) before broad repairs.
- Painting mentioned as an idea to address patchwork appearance; no decision made.
- **Action:** Develop driveway/walkway repair standards and obtain current pricing guidance from concrete vendor(s).

## I) Trespassing / Property Left at Pool

- Guidance discussed: private community should rely on signage and law enforcement response; HOA should avoid removing personal property directly, especially if tied to owner/owner’s family.
- Issue discussed as resolved (items removed).

## J) E-Bikes / Scooters — Liability Discussion

- Attorney guidance referenced: avoid creating/enforcing policies that could increase HOA liability; optional safety communication discussed.
- **Consensus:** wait for stronger state/local enforcement “with teeth” rather than adopting HOA rules at this time.

## K) Pit Bull Attack / Lease Non-Compliance Context

- Discussion noted concern: lack of leases creates uncertainty over occupants and compliance (including pet restrictions).
- Sharon indicated she may pursue aspects **outside HOA scope** related to her personal situation.

## L) Entry Flower Bed (Gate Area)

- Bed at entry noted as poor appearance; desire for more consistent color and design.
- Agreement on concept: **mix perennials + annuals** for seasonal color.
- Prior proposal referenced (~\$3,600) included multiple areas (front/back of gate + additional spots).
- **Action:** Arrange site review / quote with **Amanda** (landscape/design) and share design concept notes.

## M) Irrigation Access Obstruction (Brick Edging / Pavers Over Solenoids)

- Homeowner-installed edging/rock feature obstructing access to irrigation components.
  - Direction: homeowner must make irrigation access available; irrigation vendor not responsible for rebuilding decorative feature.
  - **Action:** Respond on email thread directing homeowner to remove/adjust feature for access and restore afterward.
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## Homeowner Open Forum

### Susan McIntyre

- Reported significant weed issues behind La Vista (coin weeds/round weeds); requested sustained treatment.
  - Board/management to raise with Fieldstone/Sean.
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## Action Items Summary (Packet Quick List)

1. **Assessment underpayments (\$270 vs \$290):** prepare resident reminder + confirm process steps with management (bill-pay/autopay updates).
2. **CPA/tax compilation:** management to forward documentation to Treasurer; proceed with compilation steps.
3. **Solitude contract:** confirm termination date/notice period and validate January invoice.
4. **Fieldstone schedule:** obtain clarification on weekly presence, visit scope, and calendar day(s).
5. **Arabian Lane villas overgrowth:** obtain trimming/clearing quote(s).

6. **Roof cleaning:** request bid from Billy/H2O.
  7. **Driveway/walkway standards:** draft threshold criteria + obtain current cost guidance.
  8. **Entry flower bed:** schedule Amanda site review/quote; evaluate annual/perennial plan.
  9. **Irrigation obstruction:** send homeowner direction to open access over solenoids.
  10. **Weeds behind Lago Vista:** add to Fieldstone/Sean discussion and follow-through.
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## Adjournment

- **Motion to adjourn:** Made and approved (unanimous).
- Meeting adjourned; informal discussion continued outside the official meeting.

Announcement: Next Meeting: Tuesday March 17, 2026 @ 7:00 p.m.

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Paul Renaud

Treasurer.