

EAGLES RESERVE HOMEOWNERS' ASSOCIATION INC

Board of Directors Monthly Meeting Minutes

Ameritech – Clearwater Office & via Zoom

24701 US Highway 19, Clearwater, Florida

Zoom information: <https://zoom.us/join>

April 21, 2026 @ 7:00pm & via ZOOM

Residents present: 8 present 8 via zoom

President – Vinny Tuccio (Absent)

Vice President – Sharon Barnett

Treasurer – Paul Renaud

Secretary – Fiona Adams

Director – Rick Husk

Director – Gia Muscaro

Director – David Williams

Community Manager Representative – Dayna Cannistraci

1. Call to Order

The meeting was called to order by the VP Barnett @ 7:00 p.m. A quorum was confirmed.

2. Approval of Minutes

Motion: Treasurer Renaud to waive the reading and approve the prior meeting minutes

Seconded: Secretary Adams

Vote: Unanimously Approved

3a. Reports - Treasurer Renaud reported: (Period Ending March 31, 2026)

- Month Income: ~\$56,600 (approximately \$3,700 over budget)
- Month Expenses: ~\$69,800 (approximately \$12,100 over budget)
- Net Operating Loss (March): ~\$13,100 (budgeted loss ~\$4,800):
- Year to Date Net Operating Loss: ~\$20,400

Assets & Reserves:

- Total Assets: ~\$2.170M
- Total Reserve Funds: ~\$2.110M
- Operating Cash: ~\$78,700

Reserve Allocations:

- Schwab Investment Account: ~\$1.272M
- South State Reserve: ~\$495,000
- BB&T: ~\$159,000
- Cadence Bank: ~\$211,000
- South State Allocation: ~\$8,800

Investment Activity:

- March Gain: ~\$3,800
- Year-to-Date Gain: ~\$10,000+
- Investments remain in U.S. Treasuries

Per-Unit Monthly Averages:

- Income: ~\$300 per unit
- Operating Expenses: ~\$200 per unit
- Reserve Contribution: ~\$135 per unit
- Net Operating Result: ~\$37 loss per unit

b. North Board - Director Rick Husk and Gia Muscaro reported:

- President met with civil engineer to examine water flow. Repair cost #30-\$40K
 - SWFTMD evaluated the weir earlier and found no problems
 - Committee formed to work with atty and consider options - **PENDING**
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c. Ameritech - Community Manager Dayna Cannistraci reported:

- Delinquencies** - Total of \$51K backlog
 - Foreclosure** 1648 LV would have to have bank to foreclose. Back payments unpaid **PENDING**
 - Revocation of payment plan** for several units was approved but owners have not fulfilled their responsibility. Ameritech to notify that all back fees are now due **PENDING**
 - Motion to Lien** - 8 residences were unanimously approved to move forward with letter of intent for fees that are outstanding to be sent out by Ameritech **PENDING**
 - Estoppel** - Ameritech will notify all board members of estoppels.
 - Leases** are required. Board of Directors will approve or reject.
 - Lease Letters** sent out for 3 units but not received. All lease letters sent to owners will be cc'd to the secy for inclusion in HOA files. Ameritech will follow up on status of response **PENDING**
 - Handyman** Tennis court/swimming pool tile pressure washing has been completed **CLOSED**
Invoice for Gate and wall not accepted. Pending roof cleaning and add to this invoice **PENDING**
 - Legal Fees** Incurred confirmed with Atty Lopez. Ameritech to send letters for payment **PENDING**
 - 1656 Arabian incurred legal fees of \$150 +18% interest.
 - 1746 Arabian incurred legal fees of \$900 +18% interestgo out to owners to make payment **PENDING**
 - Reminders** to owners (9) outstanding of 2026 additional monthly fee will be reworded by Ameritech. A late fee of \$25 additional to monies due will be incurred by owner **PENDING**
 - Roof Cleaning** bids will be sought by Ameritech for discussion. Submitted to board prior to May BOD meeting **PENDING**
 - Solitude** refund has been received **CLOSED**
 - Violations:** 1548 LV Owner capped sprinkler heads. To confirm with Fieldstone **PENDING**
 - 1780 LV Letter sent. No response as of this date **PENDING**
 - 1800 LV Letter sent. No response as of this date **PENDING**
 - 1692 AL No ARC requested. Letter sent. No response as of this date **PENDING**
 - Work Orders** Review. Ameritech will notify Lambert Roofing of 4 residences to review **PENDING**
 - **ARC Requests** must be submitted through an email to Ameritech. Ameritech will forward to the Board for approval prior to any changes to be performed
 - • HOA does not recommend vendors to avoid liability
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4 UNFINISHED BUSINESS

- Driveways** Discussion held regarding driveway repairs and replacement policy. HOA maintains but does not replace unless structural failure exists. Replacement considered for sunken or unsafe conditions only. Potential cost-share program (~30%) discussed but not approved
Crack repair solutions to be tested and discussed May 19, 2026 **PENDING**
- Landscaping & Tree Planting.** Discussion regarding unauthorized tree planting within the community. Trees should NEVER be planted without approval due to long-term cost impact. ARC request for planting required. Due to drought conditions in effect, no plants will be replaced at this time. All work orders regarding this are on pending status.
** Vendor to address leaning trees
- Lease Addition** - Tabled till May **PENDING**
- Lopez** - Noted in all areas of the MInutes

e. Trespass Letter Awaiting response from Atty Lopez and Legal PCSO **PENDING Violations & Enforcement.** Board emphasized limiting involvement in private disputes

5. New Business

HOA Responsibility for Maintenance - Clarification of HOA responsibility as noted on [www.eaglesreserve.org/documents/Maintenance Resolution](http://www.eaglesreserve.org/documents/Maintenance%20Resolution), Aug 10, 2023. The HOA is only responsible for front yard landscaping/mowing/maintenance. All other areas are owner's responsibility. Discussion to amend this document to include mowing of side and back areas to be discussed May 19 **PENDING

- a. Background checks** Atty Lopez advice this cannot be enforced by HOA only owners can perform these and submit to Ameritech if desired
 - b. Fines Committee** Established - Pat Ehrman, Scott Pardo, and Karen Phillips
 - c. Ingress/Egress Gate** A lock is in place to help prevent trespassers
 - d. Leases** 4 outstanding leases: 1626LV, 1630 LV, 1690 LV, 1732 AL - Ameritech to follow up **PENDING**
 - e. Parking Passes** New owners will get a free parking pas. If an owner does not get the parking pass from the old tenant the new owner will be charged a fee.
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6. Adjournment

Motion: VP Barnett

Seconded: Director Husk

Vote: Unanimously Approved

The meeting was adjourned at 9:30 p.m.

The next scheduled meeting, Tuesday, May 19, 2026 at Ameritech or via zoom

Respectfully Submitted,

Fiona Adams

Secretary