

EAGLES RESERVE HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

Ameritech – Clearwater Office & via Zoom
24701 US Highway 19, Clearwater, Florida
June 16, 2026 – 7:00 PM

Board Members Present:

- Vinny Tuccio – President
- Sharon Barnett – Vice President
- Paul Renaud – Treasurer
- Bob Colucci – Secretary
- Rick Husk – Director
- Gia Muscaro – Director
- David Williams – Director

All Board Members Present. A quorum was confirmed.

Community Manager Representative – Dayna Cannistraci

1. Call to Order

President Tuccio called the meeting to order at approximately 7:00 PM. A quorum was confirmed.

2. Approval of Minutes

Motion: To waive the reading of the prior meeting minutes and approve them as presented.

Motion By: Paul Renaud

Seconded By: Sharon Barnett

Vote: Unanimously Approved

3. Reports

3a. Treasurer's Report (Period Ending May 31, 2026)

Treasurer Renaud presented the May financial report.

Financial Summary

Income

- May income: approximately **\$49,500**
- Approximately **\$3,400 below budget**
- Year-to-date income: approximately **\$258,200**
- Approximately **\$6,200 below budget**

Expenses

- May expenses: approximately **\$43,400**
- Approximately **\$14,300 under budget**
- Year-to-date expenses: approximately **\$296,500**
- Approximately **\$8,100 over budget**

Net Operating Result

- May operating gain: approximately **\$6,100**
- Budget anticipated a loss of approximately **\$4,800**
- Year-to-date operating loss: approximately **\$38,300**

Assets and Reserves

Total Assets

- Approximately **\$2.218 million**

Operating Cash

- Increased from approximately **\$53,000** to **\$59,000**

Reserve Funds

- Approximately **\$2.187 million**

Reserve Allocations:

- Schwab Investments: approximately **\$1.28 million**
- SouthState Bank: approximately **\$555,000**
- Cadence Bank: approximately **\$211,000**
- BB&T: approximately **\$159,000**
- Additional reserve account: approximately **\$9,000**

Investment Performance

- Schwab account appreciated approximately **\$4,000** during May
- Year-to-date market gains: approximately **\$17,500**
- Year-to-date interest earnings: approximately **\$11,300**

Budget Variances

Major over-budget categories include:

- Tree Trimming: approximately **\$26,800**
- Insurance: approximately **\$10,500** (timing issue)
- Landscape Contracts: approximately **\$11,800**
- Trash Services: elevated due to quarterly billing cycles
- Pool Repairs: approximately **\$2,000**

Accounts Receivable

- Outstanding receivables: approximately **\$42,500**
- Approximately **\$35,000** is over 90 days delinquent

Prepaid Assessments

- Approximately **\$36,600**
- 66 homeowners are paying assessments in advance

Per Unit Monthly Averages

- Income: approximately **\$284**
- Operating Expenses: approximately **\$191**
- Reserve Contributions: approximately **\$135**
- Net Operating Loss: approximately **\$42 per unit per month**

Additional Projects

The Association has approved approximately **\$60,000** in additional projects including:

- Roof washing
- Tree removal

These projects equate to approximately **\$27 per unit per month** beyond the annual budget.

3b. Boot Ranch North (BRN) Report

Treasurer Renaud reported on the recent BRN meeting.

Collections

- BRN currently has approximately **30 delinquent units out of 182**
- Delinquencies represent approximately **16%** of all units
- Outstanding collections total approximately **\$7,848**

Board members discussed similarities between BRN delinquency rates and Eagles Reserve delinquency rates.

Projects

- New signage is being installed at the north and south entrances.
- A common-area irrigation pump replacement is under review.
- Discussion occurred regarding ownership and maintenance responsibilities of common areas, roads, ponds, landscaping, and entrances throughout Boot Ranch North.

3c. Manager's Report

Work orders, irrigation issues, ARC requests, and ongoing maintenance items were discussed throughout the meeting under Old and New Business.

4. Unfinished Business

4a. Foreclosures and Collections

The Board discussed multiple delinquent accounts and foreclosure matters.

Payment Plan Default

A homeowner previously placed on a payment plan made an initial payment but failed to continue making payments.

Discussion occurred regarding:

- Revocation of the payment plan

- Continuing legal action without repeatedly restarting collection efforts
- Communication with Ameri-Tech and Attorney Lopez

Action Item: Vice President Barnett will coordinate with Ameri-Tech and Attorney Lopez regarding collection procedures and delinquent accounts.

Additional Delinquent Accounts

The Board discussed several accounts that were previously approved for lien action but had not yet appeared on legal status reports.

Action Item: Follow-up will be conducted with Ameri-Tech and Attorney Lopez to ensure liens move forward where previously authorized.

4b. BRN Legal Update and Mediation

The Board discussed the ongoing dispute with Boot Ranch North.

Mediation

- Mediation is scheduled for **August 13, 2026**
- BRN has indicated mediation may be an all-day event.
- Eagles Reserve will be responsible for half of mediation expenses.

Discussion focused on:

- Financial contributions versus benefits received from BRN
- Historical expenditures
- Shared maintenance obligations
- Potential future severance from BRN

The Board agreed that additional preparation is required before mediation.

Closed Board Meetings

The Board agreed to hold executive strategy sessions prior to mediation.

Closed Meetings Scheduled:

- **July 14, 2026 – 7:00 PM**
- **July 21, 2026 immediately following the regular Board Meeting**

These meetings will be limited to legal strategy discussions.

4c. Roof Cleaning Project

Discussion occurred regarding the ongoing roof-cleaning project.

Topics included:

- Scope of work
- Garage roof cleaning
- Timing and budgeting concerns
- Long-term maintenance schedules
- Potential impact on roof longevity

No formal action was taken.

The Board agreed future roof-cleaning decisions should be evaluated based upon actual need and budget planning.

4d. Backyard Trees and Maintenance Responsibilities

A lengthy discussion occurred regarding the 2023 Maintenance Resolution and homeowner responsibilities.

Discussion included:

- Tree maintenance responsibilities
- Backyard maintenance obligations
- Driveway maintenance obligations
- Interpretation of the governing documents

Attorney Lopez reportedly advised that:

- Backyard trees and plantings are homeowner responsibilities.
- The Association may address nuisance conditions and charge costs back to owners when appropriate.

Board members expressed concern that existing documents may not reflect historical practices.

Action Item: The Board will seek clarification from Attorney Lopez regarding possible amendments to governing documents.

4e. Driveway Responsibilities

Discussion occurred regarding:

- Driveway repairs
- Crack repairs
- Replacement versus maintenance
- Association responsibilities under current governing documents

No formal action was taken.

The Board agreed additional legal clarification may be required.

5. New Business

5a. 1746 Arabian Lane – Solenoid Access

The Board discussed a long-standing issue involving deck construction preventing access to irrigation equipment.

The owner has been provided multiple opportunities to resolve the matter.

Motion

Motion: Send a certified letter requiring corrective action by July 15, 2026. If corrective action is not completed, the Association will hire a contractor to perform the work and charge all costs to the homeowner's ledger.

Motion By: Rick Husk

Seconded By: Vinny Tuccio

Vote: Unanimously Approved

Status: Approved

5b. Assessment Shortages

The Board discussed homeowners continuing to pay old assessment amounts following the 2026 increase.

Approximately 15–16 homeowners remain underpaying their assessments.

Action Item: Ameri-Tech will send a final reminder letter advising affected homeowners that continued shortages may result in late fees and collection activity.

5c. Fence ARC Request

A homeowner installed a fence without submitting an ARC application.

The Board discussed obtaining the required documentation rather than requiring fence removal.

Motion

Motion: Send a letter requiring submission of an ARC application for Board review and approval.

Seconded: Approved by Board Consensus

Vote: Unanimously Approved

5d. Irrigation System

The Board discussed efforts to identify a replacement irrigation contractor following the loss of Fieldstone's irrigation licensing.

Several vendors are being evaluated.

Former irrigation technician Thomas was contacted because of his familiarity with the community's system.

Status: Ongoing

5e. Trespass Authorization

Vice President Barnett reported discussions with the Pinellas County Sheriff's Office regarding trespass enforcement.

The Sheriff's Office will provide a Trespass Authorization Agreement.

Once executed:

- Appropriate signage may be posted.
- Deputies may issue trespass warnings when necessary.

Status: Pending receipt of authorization documents.

5f. Work Orders

The Board reviewed various work orders including:

- Paver damage
- Exterior paint concerns
- Irrigation-related items
- Lanai-related maintenance requests

Several items were determined to be homeowner responsibilities under current governing documents.

Open Forum

Several residents participated in discussion regarding:

- Roof responsibilities
- Driveway maintenance
- Governing document interpretations
- Backyard maintenance obligations
- Insurance coverage concerns
- Future document amendments

Board members agreed additional review of governing documents is warranted to ensure the Association's responsibilities are clearly defined.

Adjournment

Motion: To adjourn the meeting.

Seconded: Multiple Board Members

Vote: Unanimously Approved

The meeting was adjourned at approximately **9:45 PM**.

Next Scheduled Board Meeting

July 21, 2026 – 7:00 PM

Respectfully Submitted,

Bob Colucci

Secretary

Eagles Reserve Homeowners' Association, Inc.

DRAFT