

EAGLES' RESERVE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

May 19, 2026

DRAFT MINUTES – SUBJECT TO BOARD APPROVAL

June's Board Meeting is set June 16, 2026

Call to Order

President Vinny Tuccio called the meeting to order after a quorum of the Board was established.

Board Members Present

- Vinny Tuccio, President
- Sharon Barnett, Vice President
- Paul Renaud, Treasurer
- Gia Muscaro, Director
- Rick Husk, Director
- David Williams, Director (absent)

Management Present

- Ameri-Tech Community Management - Dayna Cannistraci
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APPROVAL OF PREVIOUS MINUTES

The minutes from the previous Board Meeting were presented for approval.

Motion: Approve previous meeting minutes.

Second: Received.

Vote: Unanimously Approved.

TREASURER'S REPORT

Treasurer Paul Renaud presented the financial report for the period ending April 30, 2026.

Financial Highlights

April expenses exceeded budget primarily due to:

- Annual insurance premium
- Tree maintenance
- Seasonal landscaping expenses
- Quarterly trash collection billing

Additional financial highlights included:

- Monthly income approximately \$52,000
- Monthly expenses approximately \$76,000
- Net operating loss for April approximately \$24,000
- Year-to-date operating loss approximately \$44,000
- Total Association assets approximately \$2.19 million
- Reserve balances approximately \$2.16 million

The Board acknowledged that the monthly loss was primarily timing-related and that the Association remains in a strong financial position with healthy reserves and positive investment growth.

ATTORNEY / LEGAL REPORT

Boot Ranch North Mediation

The vice president reported receiving correspondence from Association Counsel regarding the dispute involving Boot Ranch North.

Counsel advised that mediation is required pursuant to Florida Statutes prior to litigation.

Discussion included:

- Counsel will move forward with the selection of a mediator
- Mediation costs will be equally shared. BRN and Eagles Reserves to pay half.
- All Board Members were invited to attend
- There will be a need to discuss full settlement authority
- Potential settlement concepts- drafted by the Treasure
- Board members agreed to review proposed mediation strategies prior to mediation.
- Meeting with counsel to be scheduled

No action required at this time.

Collections, Foreclosures & Legal Reporting

No change was reported by counsel regarding:

- Delinquent accounts
- Pending foreclosure actions
- Bankruptcy-related delays

The Board will be requesting monthly legal status reports similar to the example reports received from Greenberg Traurig so collection and foreclosure matters can be tracked more efficiently.

OLD BUSINESS

Maintenance Responsibilities & Violations

The Board discussed:

- Property inspections
- Exterior maintenance concerns
- Resident complaints regarding deteriorating structures
- HOA authority under Florida Statute 720.305 (installation and storing behind each unit)
- Owner-maintained structures causing damage to neighboring units or Association property

Attorney Lopez continues reviewing governing document language regarding maintenance responsibilities in rear yard areas and the original intent of those provisions.

The Board confirmed that maintenance issues impacting Association property remain enforceable under the governing documents.

Status: Pending legal review.

NEW BUSINESS

Roof Cleaning Proposals

The Board reviewed proposals submitted for community roof cleaning.

Proposals included:

- H2O Roof Cleaning
- Clean Slate
- Riptide

After discussion, the Board determined H2O Roof Cleaning offered the best value and demonstrated familiarity with the community. The proposal was accepted contingent on confirmation of the garage roofs and what the full scope of work was to be.

Motion

Motion by: Vinny Tuccio

To approve H2O Roof Cleaning contingent upon confirmation that the proposal includes:

- All building roofs
- All garage roofs
- Clarification of building classifications where necessary

Second: Sharon Barnett

Vote: Unanimously Approved.

Tree Removal Project

The Board reviewed proposals from:

- HMS Tree Service
- Pinellas Tree Service

Discussion focused on:

- Tree roots damaging walls and foundations
- Long-term liability exposure
- Arborist recommendations
- County permitting requirements
- Future replanting obligations

The Board agreed that several trees present a significant risk to Association infrastructure and delaying action would likely increase future costs.

Motion

Motion by: Vinny Tuccio

To approve HMS Tree Service for the identified tree removal project.

Second: Gia Muscaro

Vote: Unanimously Approved.

Work Orders

Management reported approximately twenty-three (23) open work orders.

The Board discussed:

- Roofing repairs
- Gutter concerns
- Landscaping complaints
- Follow-up inspections

Management agreed to review all open work orders and provide updated status reports.

Status: Pending.

Fieldstone Landscaping Contract

The Board conducted an extensive discussion regarding Fieldstone Landscaping's performance.

Issues discussed included:

- Resident complaints
- Missed landscaping items
- Equipment use in rear yards
- Damage concerns
- Incomplete enhancement projects
- Communication issues
- Dissatisfaction with recent front entrance planting project

Several Board members expressed concern that service levels have declined significantly compared to prior vendors.

Motion

Motion by: Vinny Tuccio

To issue a thirty (30) day notice terminating Fieldstone Landscaping services in accordance with the contract.

Termination applies to landscaping services only.

Second: Received.

Vote: Unanimously Approved.

Replacement Landscaping Vendor

The Board discussed returning landscaping services to Mugrow Landscaping.

Discussion included:

- Prior experience with Mugrow
- Community familiarity
- Pricing
- Service expectations
- Communication improvements

Management was directed to contact Mugrow Landscaping and obtain updated pricing and contract terms.

Motion

Motion by: Sharon Barnett

To authorize Management to negotiate with Mugrow Landscaping regarding replacement landscaping services.

Second: Received.

Vote: Unanimously Approved.

Irrigation Services

The Board discussed retaining irrigation services separately from landscaping operations.

Discussion included:

- Retaining Fieldstone irrigation services if feasible
- Departure of current irrigation personnel
- Potential alternative irrigation vendors
- Contacting former irrigation technicians regarding future service opportunities

No formal action was taken.

Status: Pending.

Lease Compliance and Rental Tracking

The Board discussed lease compliance requirements and difficulties tracking tenant changes when owners fail to provide updated lease information.

Discussion included:

- Lease submission requirements
- Tenant identification procedures
- Annual owner reminders
- Maintaining accurate tenant records

Management was directed to continue monitoring lease submissions and explore sending annual reminders to owners.

Status: Pending.

Trespass Enforcement Discussion

The Board discussed enforcement options involving non-residents utilizing Association property and common areas.

Discussion included:

- Trespass signage
- Sheriff involvement
- Common area enforcement authority
- Existing practices used by neighboring communities

Management will continue researching available enforcement options and report back to the Board.

Status: Pending.

Fine Committee Confirmation

The Board confirmed the following Fine Committee members:

- Pat Ehrman
- Karen Phillips
- Scott Pardo

The committee will serve as required under Florida Statutes and the Association governing documents.

Status: Closed.

Board Vacancy Appointment

The Board discussed filling the vacant Board seat.

Bob Colucci expressed his willingness to serve on the Board of Directors and confirmed submission of the required paperwork.

Motion

To appoint Bob Colucci to fill the vacant Board position.

Second: Received.

Vote: Unanimously Approved.

Mr. Colucci accepted the appointment and was welcomed to the Board.

Management advised Mr. Colucci that he must complete Florida Board Certification requirements within ninety (90) days of appointment.

Status: Closed.

Secretary Position

The Board acknowledged the resignation of Secretary Fiona Adams.

The Board thanked Ms. Adams for her service to the Association.

Discussion followed regarding Board administrative responsibilities and meeting documentation.

Status: Closed.

HOMEOWNER FORUM

Dog Nuisance Complaint

A resident raised concerns regarding persistent barking dogs located at 1719 Arabian Lane.

Discussion included:

- Prior complaints received
- Previous notices issued
- Impact on neighboring residents
- Prior interactions with local authorities

Management agreed to provide documentation regarding actions already taken by the Association.

Status: Pending.

Drainage and French Drain Inquiry

A homeowner requested clarification regarding drainage responsibilities and installation of a French drain near a villa property.

Discussion included:

- Existing drainage conditions
- Homeowner responsibility for drainage improvements
- Proper routing of drainage systems

The homeowner was advised that installation of a French drain would be the homeowner's responsibility and should discharge toward approved drainage areas.

Status: Informational.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned.

Respectfully Submitted,

HOA Board

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