



## OFFICIAL HOA NEWSLETTER

# THE SOARING EAGLES

MAY • JUNE 2025

### The Eagles Golf Club Changes Ownership in Major Hospitality Deal

by Michael Miraglia

On March 10th, a notable shift in the Tampa Bay golf scene took place as Xude Hospitality officially sold The Eagles Golf Club to The Walden Group. The acquisition marks a strategic expansion for The Walden Group, which has steadily grown its presence in the hospitality and golf management industry.

The Eagles Golf Club, known for its two championship courses—The Lakes and The Forest—has long been a favorite among local golfers and visitors alike. Under Xude Hospitality's stewardship, the club saw significant upgrades and increased regional prominence. The sale signals a new chapter, with The Walden Group expected to build on this legacy with further investments in course conditions, guest experiences, and community engagement.

Both companies have expressed optimism about the transition. Xude Hospitality CEO and President Michael Miraglia would like to thank all the Eagles homeowners for the support they have shown the club the last 5 years. Xude will be staying on during a 6-month transition period to help maintain continuity working with the On-Site Staff, Eagles HOA and the Greater Tampa Bay Area.

The Walden Group Chairman and CEO Steven Schor would like to let the community know they will be maintaining and improving upon the club's high standards, exploring new opportunities for growth and investing capital to improve facilities and operations. "We are very excited to take over such a vibrant club located inside the gates of what is clearly one of the Tampa Bay area's best communities. We understand that transition like this sometimes brings fear of the unknown. We ask for your patience as we implement new operational procedures within the club. It is our intention to make these differences as seamless as possible for everyone. During this time, the Department Managers will work diligently to create presentation and service consistencies throughout the entire facility that will exceed your expectations."



Community-Wide Eagles Annual Garage Sale Will be held Saturday, May 17, 2025  
7:00AM – 2:00PM

You have plenty of time to prepare for this year's Annual Eagles-wide Garage Sale. The Sale will be advertised in the Tampa Bay Times, [tbo.com](http://tbo.com) and, Craigslist. There will also be notices placed in the immediate surrounding area. For all your unsold items there will be two trucks from Goodwill parked at the Community Park parking lot.

Notices will also be placed at Nine Eagles intersections to remind visitors to park on the **EVEN ADDRESS SIDE OF THE STREET ONLY**. Homeowners are also expected to follow these directions.

Access Control will be permitting outside customers into The Eagles from 7:00am so please be ready for them!

- All items for sale should be placed on your driveway by 7:00am;
- Everything should be priced;
- Merchandise should not be displayed on lawns;
- Someone should be in attendance for the duration of the sale;
- Your vehicles should be parked in your garage to ensure proper traffic flow, reduce congestion, and make street parking available to customers;
- This is a garage sale event and not an opportunity to promote personal business or sell new items;
- Goodwill trucks will be parked at the park parking lot to collect all unsold items. They will only be there on the day of the sale.
- Good Luck!

**PLEASE DON'T FORGET TO CALL AHEAD FOR ANY DELIVERIES OR GUESTS EXPECTED AFTER 7PM & LET THEM KNOW ABOUT THE REQUIREMENT TO PRODUCE PHOTO ID**

**Your cooperation on this is very much appreciated and helps keep the Residents Lane free and clear to access!**

**Front Main Gatehouse:**  
**(813) 920-5958;**  
**Address:**  
**15101 Nine Eagles Drive**

**Back Gatehouse:**  
**(813) 926-2548;**  
**Address: 12351 Eagles Entry Drive**

### EAGLES WEBSITE CHANGES

To comply with the new law we have made changes to the Website. To access the privilege page content please send email to your property manager for the password – name and address is required to validate ownership.

VISIT  
[www.theeaglescommunity.com](http://www.theeaglescommunity.com)



See pages 9 & 11 for Easter Pictures

# Your *Local* Eagles Resident & Realtor

[www.facebook.com/groups/EaglesRealEstate](http://www.facebook.com/groups/EaglesRealEstate)



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16011 Royal Aberdeen Pl | The Eagles

**SOLD FULL LIST PRICE | \$799,900**

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**Only 11  
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**MULTIPLE OFFERS | \$535,000**

**Previously listed with another brokerage  
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## Soaring Eagles Newsletter

Deadlines for 2025:

June 13th for July/Aug 2025 newsletter  
 August 15th for Sept/Oct 2025 newsletter  
 October 17th for Nov/Dec 2025 newsletter  
 December 19th for Jan/Feb 2026 newsletter

Please note that all articles must be submitted to Property Manager Leigh Slement at [leigh@pgcf.com](mailto:leigh@pgcf.com) before the above deadlines.

The most current issue is also available on the [www.IKarePublishing.com](http://www.IKarePublishing.com) website.

*Additional note: We welcome articles, suggestions for articles, family accomplishments you may want to share as well as Eagles related photos from residents – please feel free to email Leigh before the above deadline at [leigh@pgcf.com](mailto:leigh@pgcf.com).*

## EMA OFFICERS AND DIRECTORS 2025

President/Exec Dir. Bruce Derby (Byrnwyck)  
 Vice President/ Exec. Dir. Dan Dal Colletto (Canterbury)  
 Secretary/Exec Dir. Carolyn Proctor (St. Andrews)  
 Treasurer/ Exec Dir. Brenda Crisp (Royal Toon)  
 Executive Director Jim Mills (Windsor Park)

Director Larry Franks (Augusta)  
 Director Michael Miraglia (Eagles Golf Club)  
 Director Emily Rimes (Grand Oak Island)  
 Director Peter Mulin (Starling Drive)  
 Director Anthony Santana (Prestwick)  
 Director Jeff Niles (Turnberry)

Property Manager: Leigh Slement  
 The Property Group of Central Florida  
 2753 State Road 580, Suite 202  
 Clearwater, FL 33761

(813) 855-4860 x 316 (727) 771-7753 x 316  
 Ext 316 for Manager Leigh, 317 Linda in Accounting  
 Fax: (727)-238-8801  
 Email: [leigh@pgcf.com](mailto:leigh@pgcf.com)

## MOSQUITO CONTROL

Call (813) 635-5400 for service

## VILLAGE BOARD MEMBERS 2025

**Augusta** President: Larry Franks, Michael Simmons (VP), Jeff Larson (Sec)  
 Nicholas Chachula (Treas)  
 Prop Manager: Leigh Slement (see contact details below)

**Byrnwyck** President: Bruce Derby, Larry DeClercq (VP),  
 Susan Hare (Treas), Lezlie Gold (Sec), Brett Haeussler (Dir)  
 Prop Mgmt: Self-managed

**Canterbury** President: Dan Dal Colletto, Cassie Seaman (VP),  
 Ed Diliberto (Treas), Oksana Kwiatkowski (Sec) & Tim Heberle (Dir.)  
 Prop Mgmt: Leigh Slement (see contact details below)

**Grand Oak Island** President: Emily Rimes, Jeff Schalk (VP),  
 Leonard Hughes (Sec/Treas)  
 Prop Mgmt: Leigh Slement (see contact details below)

**Prestwick** President: Anthony Santana, Sandie Irvin (VP),  
 Sergei Galeano (Treas), Kevin Erdelac, Fred Borchers, John Mulvill  
 and Vicki Pope (Social) Prop Mgmt: Self-managed

**Royal Troon** President/Treas: Brenda Crisp, Timothy Hartle (VP),  
 Laurel DiVirgilio (Sec), Paul Gaddini, Dean Reinauer  
 Richard Martin. Ron Crum  
 Prop Mgmt: Leigh Slement (see contact details below)

**St. Andrews** President: Carolyn Proctor, Alex Nesturrick (VP),  
 Jeffrey Schwartz (Treas), Steve Hilaman (Sec) Kurt Ritucci (Dir.)  
 Prop Manager: Leigh Slement (see contact details below)

**Turnberry** President: Jeff Niles, Sylwia Panko (VP), Michael Fitzgerald  
 (Treas), Robert Zackery, John Dombrowski (Dir) Jamie Bisantz (Sec)  
 Jennifer Sieper (Dir)  
 Prop Manager: Leigh Slement (see contact details below)

**Windsor Park** President: Jim Mills, Randy Janowiak (VP), Joni Mihokovich (Sec),  
 Nathan O'Neil (Treas), Janet Lawson (Dir)  
 Prop Manager: Joseph Vilardi Wise Property Management  
 Tel (813) 968-5665 ext 326

**Property Manager: Leigh Slement**  
**The Property Group of Central Florida**  
**2753 State Road 580, Suite 202**  
**Clearwater, FL 33761**  
**(813) 855-4860 x 316 (727) 771-7753 x 316**  
**Ext 316 for Manager Leigh, 317 Linda in Accounting**  
**Fax: (727)-238-8801**  
**Email: [leigh@pgcf.com](mailto:leigh@pgcf.com)**

**EAGLES WEBSITE**  
 VISIT [www.theeaglescommunity.com](http://www.theeaglescommunity.com)

### EAGLES COMMUNITY FACEBOOK PAGE

Please note that content/postings on The Eagles Community Facebook page is not endorsed by The Eagles Master Association or any Village Board of Directors. All postings are solely the opinion of individuals. All Eagles homeowners are encouraged to attend Board Meetings to obtain current information regarding the operation of The Eagles community

**To All Eagles Moms we wish you a Happy Mother's Day in May and Dads a Happy Father's Day in June.  
 Have a meaningful Memorial Day weekend.**

**&  
 We congratulate all Eagles School and College 2025 students and graduates and wish everyone a  
 safe and happy Summer.**

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### Tax Controversy

- IRS Audits
- Tax Notices
- Penalty Abatement
- Appeals
- Litigation in Court
- ERC (employee retention cr)

### International Tax

- FBAR - Foreign Bank & Financial Accounts
- FIRPTA - Foreign Investment in Real Property Tax Act
- Entity Election - out of default rules

### Tax Compliance

- Tax Returns
- Delinquent Filings
- Amended Filings



### Tax Planning:

- 2025 Tax Law Changes
- Depreciation
- Hurricanes-related losses
- Partnership Tax
- Entity Formation
- Entity Ongoing planning
- Entity Sale
- Taxation of Judgments
- Crypto

**www.taxattorneylegal.com**





<b>May 1st</b>	St. Andrews Bi-Annual Assessment due date
<b>May 1st</b>	Turnberry Bi-Annual Assessment due date
<b>May 5th</b>	Cinco de Mayo
<b>May 11th</b>	Mother's Day
<b>May 13th</b>	Turnberry Board Meeting 6:30pm @ the Library
<b>May 17th</b>	Community-Wide Annual Garage Sale 7am – 2pm
<b>May 26th</b>	Memorial Day
<b>May 30th</b>	Last Day of School/ Schools Out Event at the Park
<b>June 4th</b>	Fine Hearings 5:30pm to 6pm @ the Library
<b>June 9th</b>	The Eagles Master Board Meeting 6:30pm @ the Library
<b>June 12th</b>	Royal Troon Village Board Meeting (Zoom meeting) 6:30pm
<b>June 15th</b>	Father's Day
<b>June 16th</b>	Soaring Eagles articles due for July/Aug edition
<b>June 19th</b>	Juneteenth
<b>July 1st</b>	Canterbury Village Semi-Annual Assessment due
<b>July 1st</b>	Royal Troon Village Assessment due
<b>July 1st</b>	Windsor Park Village Assessment due
<b>July 4th</b>	Happy Independence Day
<b>July 9th</b>	Soaring Eagles July/Aug news edition is delivered

Please note that Meetings are tentatively scheduled. Check Notice Boards for date, time and location at Eagles entrances for Master Association Meetings. Check Village Notice Boards for date, time and location for Village Meetings (Meetings are generally held at either the Golf Clubhouse or the Maureen Gauzza Library – there are several meeting rooms at the library, both inside the library itself along the right side or on the left before you enter the library. We recommend you ask a librarian)



### The Eagles Treasury Financial Report – as at March 31, 2025

Financial status as at end March 2025

Operating Cash Account: \$35,851.43  
(includes prepays \$140,052.08)

General Reserve Fund: = \$666,832.06  
(\$316,832.06 + \$350,000.00)

Operating Expenses to Operating Budget  
YTD: \$589,485.24/\$608,202.00

As at end March Accounts Receivable  
was \$2,907.25 (9 homeowners)

As at April 11th Accounts Receivable  
was

5 owe late fees	\$ 90.35
2 owe Oct dues	\$ 920.00
<b>Total</b>	<b>\$1,010.35</b>

1256 units (incl. 1 Starling grandfathered home) closed as at end March 2025

Homeowner Delinquency rate: 0.15 %  
(calculation is based on # of homes and does not include those owing late fees only).

Answers to questions regarding financials can be obtained from property manager, Leigh Slement, at The Property Group of Central Florida.

Email: leigh@pgcf.com or  
call (813) 855-4860 x 316

### EAGLES COMMUNITY FACEBOOK PAGE

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### SUMMARY OF UPCOMING ASSESSMENTS AND DUE DATES

MAY 1 ST. ANDREWS VILLAGE (\$270)  
MAY 1 TURNBERRY VILLAGE (\$325)

JULY 1 CANTERBURY VILLAGE (\$314.00)  
JULY 1 ROYAL TROON VILLAGE (\$997)  
JULY 1 WINDSOR PARK VILLAGE (\$280)

OCT 1 EAGLES MASTER ASSOCIATION  
OCT 1 PRESTWICK VILLAGE  
OCT 1 ROYAL TROON VILLAGE (\$997)

MONTHLY: GRAND OAK ISLAND  
(\$120)

## Welcome to the Neighborhood!



### February 2025

Christopher & Adriana Cole  
12420 Eagles Entry Drive 02/07/25

Capital 401K Trust  
16201 Muirfield Drive 02/14/25

Juan Galdos  
16317 Colwood Drive 02/19/25

Traci Koster  
16004 Shinnecock Drive 02/26/25

Waller & Cathy Peters  
16163 Craigend Place 02/27/25

Kelly Macko  
12816 Starling Drive 02/28/25

### March 2025

Noel Radwanski & Marc Roblejo  
13114 Eagles Entry Drive 03/06/25

Wenlei Yang & Zhulin Ren  
13112 Royal George Avenue 03/21/25

Nancy Smith  
12911 Royal George Avenue 03/27/25

Bryan & Ilona Davis  
16105 Lytham Drive 03/28/25

Andrew & Melissa Prashad  
12703 Green Heron Way 03/28/25

We wish you all many happy years at The Eagles!

Visit our website at  
[www.theeaglescommunity.com](http://www.theeaglescommunity.com)

All the Governing Documents for The Eagles Master Association as well as the applicable Village are on the website. Select "Residents" from the homepage (found top right hand corner). It would behoove you to take a moment and at the very least review the Restrictions sections. It is most unfortunate when we have to greet a new homeowner with a notice relative to a Covenant infraction – we'd much rather allow you time to settle in, meet your neighbors and enjoy your new home with the knowledge that you are aware of the rules and regulations you agreed to at closing.

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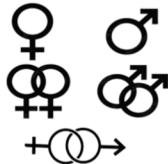
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## ACCESS CONTROL

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Back Gatehouse:  
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### RE: EAGLES ACCESS CONTROL REPORT

During the period January 26th through March 22nd (8 week period), the police responded to the Eagles for the following incidents:

Refer Community Center: 2; Fraud Delayed: 2; Civil Process Service: 2; Disturbance: 1; Contact Message: 1; Traffic Crash Driver's Exchange: 1.

During this period, 140 phone calls were made to residents (during overnight hours) to remind them that they had left their garage door open. The average per week increased from 15 to 18 calls.

If you do not wish to be called in the middle of the night/early hours of the morning about your open garage door please notify us in writing. **Please remember that open garage doors invite theft and is in violation of Covenant Article III Section 7.**

During this period, 208 vehicles were issued warnings and 1 was issued a fine for parking on the street during overnight hours.

For the same period the following warnings/fines were issued for traffic violations (speeding and stop violations): 168 warnings and 6 fines for speeding/stop sign violations by residents and 44 warnings were issued to vendors and guests for speeding/stop sign violations.

**Note:** Effective April 1st no warnings for speeding and other traffic violations.

This information is shared weekly by Access Control Captain Bill. If you would like to be added to the weekly access control report email distribution list please email Bruce Derby at [bderby@tampabay.rr.com](mailto:bderby@tampabay.rr.com).

## JULY 4TH FIREWORKS

Per Florida Statute, HOA's cannot disallow fireworks for July 4th and New Year's celebrations.

Every caution should be applied to use them safely so that they do not damage neighbors screen enclosures, association roadways and golf course property.

### EAGLES RESIDENT REMINDER

Eagles Residents need reminding that the golf courses are not Association common area and walking your dogs on the golf cart paths or riding bikes or operating personal golf carts and similar is not permitted on the courses including the cart paths. There are "no trespassing" signs posted at the golf cart paths which are posted for a reason and not to be simply ignored.

This applies day and night.

The golf courses are for registered paying customer use only and these paying customers and members should not be placed in the position of being on the lookout for residents before taking their shot or being distracted by dogs on lanais barking at dogs being walked on the cart paths!

Your consideration and respect for the game and property ownership is expected and appreciated.

### ADVERTISING SIGNS



We get it that service providers will seize every opportunity they can to display a sign on the property. They do it while the work is in progress and in most cases conveniently leave it when they leave!!! You as an owner have full control of this and can ensure that your service providers know that advertising signage is not permitted.

## VILLAGE News

St. Andrews Yard of the Month Awards  
by Janet Howell



Congratulations!

**The first Yard of the Month (April) award for 2025 went to William and Christine Luan of 16123 Muirfield Drive.**

The Luan's have lived in the Eagles since they built their home in 2001. William golfs 3 times a week and loves working in the yard. Christine loves reading and cooking and they both love puzzles. They have 3 grown daughters and 3 grandsons.



**St Andrews**

by Vice President Alex Nesturick

As Spring turns into Summer and yard work picks up it is important to make sure waste does not clog up storm drains either in the street or possibility on your property. Last year during the hurricanes we saw several locations in St. Andrews and The Eagles in general experience flooding due to storm drainage blockage.

If you have a drainage easement on your property it is your responsibility to keep it clear of overgrowth and debris especially along Lahinch and Muirfield. Let's ensure our homes remain dry and streets passable by making an effort to keep drains and easements free and clear of debris.

### !NO MORE WARNINGS FOR CERTAIN RULES!

We wish to remind Eagles Residents that effective April 1st fines without warnings for the following Rules are issued:

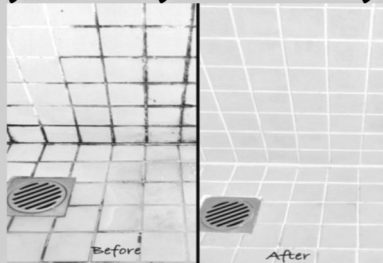
- Rule 8. Golf Cart Rule;
- Rule 14. Roadway Speeding & Other Roadway Use Rules;
- Rule 17. Stop Sign & Other Traffic Rules;
- Rule 21. Class 1&2 E-Bikes, E-Scooters & Motorized Scooters (micro-mobility devices capable of speeds up to 20mph);
- Rule 22. Class 3 Bikes, Dirt Bikes, ATV's, Minibikes & Motorcycles (devices capable of speeds in excess of 20mph)



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## Turnberry

Turnberry is gearing up for a very special Community Event to be held May 10th from 11am at the Turnbury Oak Drive cul-de-sac (16515).

Turnberry was a recipient of the 2025 Mini Grant awarded by Hillsborough County Commissioners. The \$5K award has secured Turnberry a lifetime bench site and an afternoon of neighborly camaraderie. The bench is being dedicated to past President Bobby Holbrook for his amazing service to the community.

We hope that all Turnberry homeowners will be in attendance – there is going to be food and fun for the whole family!

**SAVE THE DATE: TURNBERRY  
COMMUNITY EVENT  
MAY 10TH @ 11am – 2pm**



## April 5th Community Easter Event

Thank you Michelle Wulf and helpers for organizing the Easter Event for the community.

Pictures were taken by Jelena Mulin and capture the day beautifully.



## Augusta

There is a vacancy on the Board of Directors. Your Annual Membership and Election Meeting is coming up in June and although the 4 current Board Members are happy to re-run we do need a 5th Board Member. If you are interested we would be very happy to hear from you. Please reach out to Leigh at [leigh@pgcf.com](mailto:leigh@pgcf.com) for a nomination form or complete the one that will be included in the Annual Membership Meeting Notice mailing.

### RESOLUTION

At the Board Meeting held April 2nd the Board of Directors adopted a Fining Resolution which allows the Association to fine owners for violations of the governing documents included, but not limited to Declaration Restrictions, Rules, Adopted Resolutions and Architectural Guidelines. Fines will be imposed in accordance with Florida Statute with a single opportunity for a hearing.



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prepared?**



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Continued on page 11



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what do I see?  
A fluffy little bunny  
hiding eggs for me!  
Pink ones, blue ones,  
yellow ones too,  
Easter eggs for me and you!



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# PEOPLE, NOT GATORS, AT FAULT IN MOST ALLIGATOR BITE CASES

Article obtained from IFAS – University of Florida

Risky human behavior, not aggression by alligators, is the leading cause of alligator bites, according to a groundbreaking study by scientists at the University of Florida and Centre College in Kentucky.

Published in the journal *Human—Wildlife Interactions*, the research is the first to develop a ranking system that categorizes human actions immediately before an alligator encounter. Researchers found that in 96% of recorded incidents, some form of human inattention or risk-taking preceded the attack. The findings show how alligator bites are not random; they're preventable.

The insights come at a time of year when alligator activity is ramping up. Mating season, which runs from April through June in Florida and the Southeast, brings more frequent movement and territorial behavior among alligators, making human awareness and safe practices even more essential.



“I wondered if crocodilians had an unwarranted reputation for attacks the same way snakes do,” said Mark Teshera, lead author of the study and a biology professor at Center College. “It was important to create a ranking system for risky human behaviors because it showed that the overwhelming majority of bites stemmed from some level of humans engaging in risky behavior in places where alligators live. Therefore, we should not call these encounters “attacks”.

To reach their conclusions, the team analyzed nearly three centuries of records from 1734 to 2021 on human-alligator interactions using the CrocBITE database, now called CrocAttack.org. The team then augmented that information with internet searches, literature review and communications with wildlife agencies. Each case was classified by the level of human behavior risk: no risk, low, moderate or high.

Most bites that occurred following moderate-risk behaviors, such as swimming or wading in areas known to be inhabited by alligators. The highest proportion of fatal bites occurred after high-risk behaviors, such as

deliberately entering alligator-inhabited waters. In contrast, low and no-risk behaviors, like walking near water or simply being present on land, rarely resulted in attacks.

“The takeaway lesson from this study is that many bites can be prevented if humans are aware of their surroundings and minimize risky behaviors such as walking small pets near bodies of water or swimming where alligators are known to be present,” said Frank Mazzotti, professor of wildlife ecology at UF/IFAS Fort Lauderdale Research and Education Center (FLREC) and an author on the study.

The most surprising finding was how high the percentage was for humans engaging in risky behavior. This indicates that humans, rather than alligators, are at fault in the vast majority of cases where bites occur, said Teshera.

The results emphasize that alligators aren't seeking conflict, but they will respond when humans provide what scientists call an “attractive stimulus,” such as by splashing, swimming or entering alligator habitats.

Although some bites happened without clear warning, in many cases, people unknowingly triggered the alligator's natural response to defend itself or to hunt.

Researchers stress that humans are entering the environment of a large, wild predator much like hikers entering bear country or swimmers in shark-inhabited waters and should assume some level of responsibility and attentiveness.

“By examining these risk categories, and some of the activities people were involved in immediately preceding a bite, we are hoping that it reminds the public how crucial it is to maintain a situational awareness in alligator country, which will hopefully decrease future negative encounters,” said Teshera.

A better educated public and more creative messaging about how to stay safe in gator territory could prevent injuries and save alligator lives, too.

“Frequently, when the alligator responsible for the bite is identified, it is removed by authorities and euthanized, losing its life because of risky human behavior,” said Mazzotti.

The researchers recommend wildlife managers adopt diverse, targeted communication strategies to promote safe behavior around alligators. Increased awareness, they say, could dramatically reduce the number of bites and the need to euthanize alligators after attacks.

“Ultimately, the study underscores that situational awareness and informed choices, especially during recreational activities in alligator country, can help protect both people and wildlife,” said Mazzotti.

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