OFFICIAL HOA NEWSLETTER

THE SOARING EAGLES

NOVEMBER • DECEMBER 2026

Profound and Special Thanks to Bruce Derby

by Leigh Slement

Bruce informed the Board at the Organizational Meeting that moving forward he would not like his name in the hat for an officer position on the Master Board. He will continue to serve as a Director representing Byrnwyck Village. There is something to be said for anyone willing to serve on a HOA Board but to do so selflessly for 25 years and serve as President for 21 of those 25 is quite extraordinary!

From 2001 Bruce was one of the original Village Representatives on the Developer's Board of Directors. The Eagles turnover meeting was held in May of 2005 and at that meeting Bruce Derby was nominated and accepted the President's seat on the first Master Association homeowner represented Board of Directors. He has been elected President since that day and there has not been a day he has not been available to the members!

He has lead the Board, countless committees and the community with above all heart and love for The Eagles. He was instrumental in getting the park space leased by the golf club to the homeowners and after walking the neighborhood to secure a lot of the votes needed for the $100K+ capital project to develop the park he was there every day overseeing the construction. His end game was always to have the park property titled to the Association and sure enough he saw to it that it got done!

He was there through the onslaught of foreclosures during the financial crisis in 2008 and all the properties the association obtained as a result thereof and had to ready and manage as rentals. He has been involved in every step in the selection of the visitor management system and then passing it onto homeowners, troubleshooting issues as they came up and is to this day seen regularly at the guardhouse at night checking the operators of it. He is also completely knowledgeable on every other system used at the guardhouse and each Friday collects all the barcode applications to ensure that he has new homeowners entered into the visitor system portal and that the email addresses from old and new residents are accurate to distribute association information. Bruce knows every inch of the property; he has been invaluable with drainage, irrigation and landscaping. He checks on the tennis court valves every day, he resets the fountains and irrigation timers after every power failure and works with management every day on the issues of the day. His insight is sound, he is knowledgeable on so many subjects, he communicates with professionalism, willing to listen to anyone and everyone and he has a great sense of humor! The list of what he has done and does continuously is endless.

He has been a true and respected leader and The Eagles dedicated the park in his name to mark 20 years of serving as President back in 2024 with the hopes of many more years. He gave The Eagles another two years and the park dedication is even more fitting today.

In serving for a quarter century he has shaped the community and left a lasting legacy.

It is truly sad to lose a leader so extraordinary and to say thank you to him sufficiently for all he has done is simply impossible

The Eagles Master Association Membership Meeting Recap

The Eagles Annual Membership Meeting was held on October 20th at the Eagles Golf Club. 136 homes were represented in person, by proxy or via zoom. At the Meeting, Dan Dal Colletto, provided highlights of the past year in the President's Report as follows:

Over the past 12 months :-

a) Only one additional home was added this past financial year. Total homes in The Eagles went from 1256 to 1257. Permits have been obtained for 4 lots off Eagles Entry Drive, 3 lots off Eagles Entry Drive/Red Cardinal Drive area and 1 lot off Starling Drive so the new financial year should add 8 additional homes.

b) A total of 70 new homeowners bought into the community this past year.

c) Delinquency rate on number of delinquent homeowners remains at below 0.2% for four consecutive years and the total amount owed is below $2,000.

d) The Association took advantage of the good interest rates offered and earned $33.3K in interest this financial year.

e) After 3 years with no increase in dues the Board did approve an increase for the new financial year which started at the beginning of October in the amount of $100 per payment. This was because they agreed that the Spectrum Funds should not be used to subsidize operating expenses. The $200 per home annual increase which totals $252K was decided by the Board unanimously and will be allocated as follows: $122K to the General Reserves mainly earmarked for drainage repairs, $100K to Operating Funds due to capital expenses being paid out of operating funds causing a shortfall year on year + $30K to cover the shortfall for the 2027 Budget. The good news is that the repaving cost of Nine Eagles Drive is fully funded at just over $400K which includes park parking lot and thermo striping for the entire project.

f) Association activity over the last 12 months are highlighted as follows:

(i) Focus and attention has been applied to drainage and in particular to the Eagles Entry Drive flooding problem. It is still work in progress in so far as determining the solution recommendation that will work. We were disappointed with the $146K plan outlined by the engineering firm involved with the development of

Continued on page 5





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Soaring Eagles Newsletter

December 18th for Jan/Feb 2027 newsletter
February 18th for Mar/Apr 2027 newsletter
April 16th for May/June 2027 newsletter
June 18th for July/Aug 2027 newsletter
August 16th for Sept/Oct 2027 newsletter
October 19th for Nov/Dec 2027 newsletter
December 17th for Jan/Feb 2028 newsletter

Please note that all articles must be submitted to Property Manager Leigh Slement at leigh@pgcf.com before the above deadlines.

The most current issue is also available on the 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.

→ Holiday Décor including Lighting
All holiday décor including lighting must be packed away by January 15, 2026.

EMA OFFICERS AND DIRECTORS 2026

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

Director	Nicholas Chachula (Augusta)
Director	Bruce Derby (Byrnwyck)
Director	Korey Green (Eagles Golf Club)
Director	Emily Rimes (Grand Oak Island)
Director	Peter Mulin (Starling Drive)
Director	Anthony Santana (Prestwick)
Director	Jeff Niles (Turnberry)

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Fax: (727)-238-8801

- Dear Eagles families -
Happy Thanksgiving, Happy Holidays and a Happy New Year!
May these celebrations be filled with joy for you and your loved ones and we wish all our Eagles families a very successful, healthy and safe 2026
From the Board of Directors, Committees, Access Control Personnel, Leigh and the staff at The Property Group

VILLAGE BOARD MEMBERS 2026

Augusta	President: Nicholas Chachula , Kelly Macko (VP) Nick Stocks (Treas) Maria Shine (Sec), Chris Cole & Jeff Larson 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, Karen Syed (VP), Leonard Hughes (Sec/Treas) Prop Mgmt: Leigh Slement (see contact details below)
Prestwick	President: Anthony Santana, Sandie Irvin (VP), Sergei Galeano (Treas), Fred Borchers, and Vicki Pope (Social) Prop Mgmt: Self-managed
Royal Troon	President/Treas: Brenda Crisp, Laurel DiVirgilio (Sec), Paul Gaddini, Dean Reinauer Richard Martin. Ron Crum, Andres Marquez Prop Mgmt: Leigh Slement (see contact details below
St. Andrews	President: Carolyn Proctor, Alex Nesturrick (VP), Steve Hilaman (Treas), Kurt Ritucci (Sec) and Rick Glover (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

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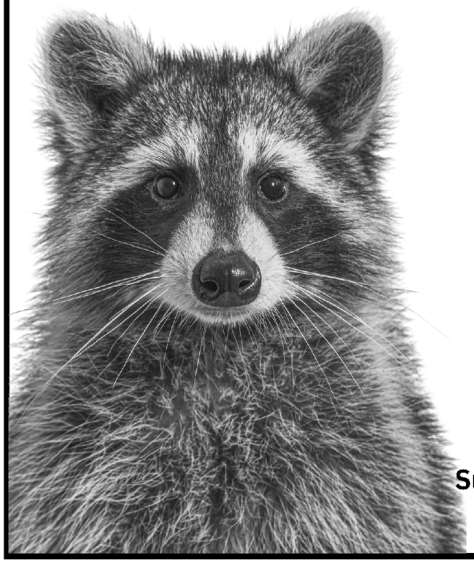
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The Eagles Master Association Membership Meeting Recap Continued…

Augusta and the Eagles as they took over from King Engineering. Their plan of open grates and piping water eastward is not confidently regarded and has a big price tag should it fail. We have had meetings with EI (Environmental Improvements) and their plan looks to be the one that should handle the issues at hand. There are some permissions to be obtained, easements to be agreed to and questions with the County that need to be answered before the Board can approve. The objective of the Drainage Committee is to have a resolve installed prior to the next hurricane season.

(ii) Other drainage projects done this year was the dredging of a section of Channel B which carries the majority of The Eagles storm water on the western perimeter, under Nine Eagles, through Waterchase and eventually into the Bay; re-grading the swale opposite the golf club entrance; re-shoring up of failed retaining walls at various ponds and bridges and jetting pipes.

(iii) A lot of time and attention has also been applied to Access Control. The biggest of course being the Gatehouse Visitor Management System. We are behind schedule to extend going live beyond 7pm to 11pm. We thought we were there but a Gatehouse bug was discovered – it is supposedly repaired and now in a testing stage. Once they give us the go ahead we will send the email out to extend the hours from 3pm to 5am. Phase 3 (from 5am to 3pm) will be the last shift to activate as it is the time frame that most of the golfers and vendors enter the community. Residents are reminded to add vendors to the system as soon as possible.

(iv) Besides the Gatehouse Visitor Management System a new Access Control Vendor – United Security Solutions of America started October 1st, 2025, and we have to say that they have never left us with an empty post, they have proved receptive to our recommendations and we have been pleased with the quality of guards they have placed at our site. They also volunteered to hire off duty officers under their insurance for us and this added service has proved to be very valuable. On October 1st USSofA awarded our Captain Bill "Guard of the Year" which we are all thrilled about! Additional Access Control upgrades done this year are replacing the 30-year-old barcode software system, and in June the Board approved new light-up gate arms.

(v) With respect to the park we extended the basketball court 2ft on each side of the long game and upgraded the padding around the 10ft goal posts for safer play. We had to replace the shade cover at the playground and the tennis players are very happy that the courts have been resurfaced.

(vi) A survey went out to homeowners to direct the Board on how some capital improvement projects ranked with homeowners and a second survey followed to stack rank the write-in projects. Only 20% of the homeowners participated and the results determined that the top 6 projects were dues, pickleball, street lighting, fishing, field and dog park. There is a committee actively working on this in the hopes that the prioritized Eagles Entry Drive flooding issue will not require Spectrum Fund funding. Even though taxes are to be paid and the Board has allocated $100K of the funds to General Reserves they still intend to approve a tangible capital improvement project with Spectrum Funds. We need to recognize and thank Jeff Larson for opening the door and providing us this opportunity to be able to afford something that the residents can enjoy and increases property values.

(vii) The surveys did reveal something else important to residents – specifically beautification projects like signage and landscape upgrades. A committee was subsequently been formed and the Board approved $50K toward new black powder coated sign posts and new signs to give Nine Eagles Drive a more uniform and updated look. The committee is also working on landscape upgrades.

(viii) In the same vein the guardhouses, entry walls and the park pavilion have been repainted and we hope you all like the new look.

(g) These accomplishments couldn't be achieved without the help of volunteers so the Board and I would like to thank the various active committees this past year:

The following Committee Members were thanked:
Architectural Control Committee: Bruce Derby, Carol deWolfe & Alex Nesturrick
Keep The Eagles Clean Committee: Karen Doyle, Sharon Harrison, Marie McGlynn are the volunteers we know that regularly pick up trash in the community - there are many others out there and we thank them too for keeping The Eagles clean!
Drainage Committee: John Harrison, Tim Heberle, Bruce Derby. Committee has expanded to include village reps Alex Nesturrick for St Andrews, Jim Mills and Randy Janowiak for Windsor Park, Marie McGlynn for Canterbury, John Dombrowski of Turnberry, Tom Rocco of Royal Troon, Andrew Edwards of Augusta & Anthony Santana of Prestwick.
Hearing Committee: Marie, Sallee, Ralph with Mike as alternate (they heard 113 EMA hearings this past year)
Budget Committee: Brenda Crisp & Dan Dal Colletto
Information Distribution: Bruce Derby
Tennis Maintenance Committee: The volunteers who keep the tennis courts functioning on a weekly basis: Dan Dal Colletto, Bruce Derby and Tim Heberle
Social Committee: Michelle Wulf & Lauren Mamouzelos have done a fantastic job entertaining
the community with Events
Gate Access Committee: Bruce Derby, Doug deWolfe, Lyn Green, Cassie Seaman, Carole Proctor, Karen Doyle, Steve Hilaman & Alex Nesturrick
Beautification Committee: Emily Rimes, Jim Mills, Kelly Macko, Alex Nesturrick, Dan Dal Colletto, Nick Chachula, Sherrie Peck, Charity Pacifici
Spectrum Project Committee: Tom Rocco, Jeff Collins, Jim Mills, Alex Nesturrick, Dan Dal Colletto, Omid Shakeri, Nick Chachula, Anne Kupperman

When Dan recognized and paid tribute to Bruce Derby for his service everyone in the audience spontaneously and heartily applauded. Bruce in gratitude.
There were many questions and concerns raised at the meeting which will be covered by the Board at their next meeting. A quorum was not established but Notes for the Meeting will be posted on the website within 30 days of the meeting.

We thank all for taking the time to attend.

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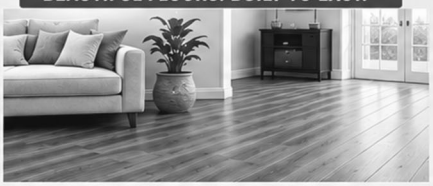


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The Eagles Master Association Gatehouse Visitor Management System

Since June 8th the visitor Management System (VMS) has been live and in use at the guardhouses for 7pm to 11pm. We are waiting on confirmation from the vendor that they have resolved a bug noted on the homeowners guest activity list – in particular for those residents who have an address number that is repeated under different address names. Once we get the all clear homeowners will receive an email to extend the Visitor Management System to operate from 3pm to 5am.

The remaining window (5am to 3pm) is left for the last as it is the phase which recognizes the largest entry of vendors and golf activity.

To prepare for that final stage we ask homeowners to populate their portal page with regular vendors who service the home.

It is never too late to activate your portal account.
GO TO: https://eagles.gatehouseportal.com/
USERNAME REMAINS UNCHANGED: first initial + last name e.g. asmith
FIRST TIME USE PASSWORD: eagles2025
And for those logging in through the downloaded Gatehouse mobile/iPad app you will need the client code = 275275



The right app has the following logo which is green in color:
There is a set-up instruction manual on the Resource Page of the Eagles website at
https://www.theeaglescommunity.com/resource-center

If you have difficulty with setting up your account/visitors then please feel free to email leigh@pgcf.com and someone from the management office will call and assist you OR
Pick up a form and complete it with your information and hand it in at the main guardhouse or email leigh@pgcf.com and we will set you up.

SUMMARY OF ASSESSMENT DUE DATES

It sometimes gets confusing with two associations as to who to pay and when. We hope the below summary helps:



JAN 1 AUGUSTA VILLAGE
JAN 1 BYRNWYCK VILLAGE
JAN 1 CANTERBURY VILLAGE
JAN 1 ROYAL TROON VILLAGE ($1,515)

FEB 1 ST. ANDREWS VILLAGE
FEB 1 TURNBERRY VILLAGE
FEB 1 WINDSOR PARK VILLAGE

APR 1 EAGLES MASTER ASSOCIATION ($560)
APR 1 ROYAL TROON VILLAGE ($1,515)

MAY 1 ST. ANDREWS VILLAGE
MAY 1 TURNBERRY VILLAGE

JULY 1 CANTERBURY VILLAGE
JULY 1 ROYAL TROON VILLAGE ($1,515)
JULY 1 WINDSOR PARK VILLAGE

OCT 1 EAGLES MASTER ASSOCIATION
(Amount unknown at this time)
OCT 1 PRESTWICK VILLAGE
OCT 1 ROYAL TROON VILLAGE ($1,515

MONTHLY: GRAND OAK ISLAND

Upcoming Dates to Remember

November 9	Grand Oak Island Annual & Budget Meetings 6:30pm
November 10	St. Andrews BUDGET MEETING 6:30PM
November 11	Veterans Day / Non-Student Day
November 15	Halloween Décor must be removed
November 17	Turnberry Annual & Budget Meetings 6:30PM
November 19	Holiday Décor is permitted through January 14th
November 23	Fall Break – schools closed to November 30th
November 26	Happy Turkey Day!
November 30	Students return to school
December 2	Fine Hearings 5:30 to 6:00pm
December 4	Hanukkah starts
December 8	Royal Troon Board Meeting 6:30pm
December 14	Soaring Eagles articles due for Jan/Feb edition
December 21	Non-Student day: Winter Break to January 5th
December 25	Happy Christmas
January 1, 2027	New Year's Day
January 1	Augusta Assessment due date
January 1	Byrnwyck Annual Assessment due date
January 1	Canterbury Assessment due date
January 1	Royal Troon Assessment due date
January 5	Students return to school
January 8	Soaring Eagles Newsletter distributed to members
January 15	Holiday lights should be down and packed away

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)



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The Eagles Treasury



Financial Report – as at end September 2026 (year-end)

Operating Cash Account: $53,867.59
Reserve Funds: General $83,172.76 +Infrastructure $520,000.00 = $603,172.76 *($50K was borrowed from the general reserve fund on 08/21/26 and returned to General Reserve in October 2026)*
Spectrum Funds: $501,600.00 less consultant fee $60,192.00 = $441,408.00
Operating Expenses to Operating Budget through year end: $1,299,467.62 / $1,220,126.00 *(expenses exceeded budget by 6.5%) the following line items went over budget:*
$15K insurance ($10K of which applies to the new fiscal year);
$24.1K of which $10K belongs to last year/previous vendor and current vendor requires weekly payments;
$13.6K gate maintenance includes new barcode software system $7.8K, the deposit $4K paid toward the capital expense of new light up gate arms;
$29.6K Drainage includes some capital projects to shore up pond areas and costly jetting that was needed . $18.3K Tennis R&M – resurfacing courts

One expense was directly expensed from General Reserves this financial year and that was to replace the shade cover at the park for $9,309.00

As at September 30, 2026:
Accounts Receivable was $1,840.00 (2 homeowners)
As at October 20, 2026 the total number of units in The Eagles = 1257

Homeowner Delinquency rate: 0.16% (calculation is based on # of homes (1257) 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

ACCESS CONTROL

Front Main Gatehouse: (813) 920-5958
Back Gatehouse: (813) 926-2548



RE: EAGLES ACCESS CONTROL REPORT

During the period July 12th through September 12th (9 week period), the police responded to the Eagles for the following incidents:
Refer Community Center: 1; Mentally Ill person/Non Violent: 1; Disturbance: 1; Contact Message: 2; Vehicle Private Impound/Repo: 1; Civil Process Service: 2; Traffic Crash Hit & Run no injuries: 1; Traffic Crash driver exchange: 1.

During this period, 141 phone calls were made to residents (during overnight hours) to remind them that they had left their garage door open. The average per week for this period is 16. 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, 272 vehicles were issued warnings for parking on the street during overnight hours and 8 vehicle homeowners received a fine for street parking.

During this period 15 fines were issued for speeding & 4 fines were issued for not stopping.

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.

HOLIDAY REMINDERS FROM ACCESS CONTROL:

1. REMOVE ALL VALUABLES FROM DRIVEWAY PARKED VEHICLES AND **PLEASE LOCK YOUR VEHICLES!**
2. KEEP GARAGE DOORS CLOSED WHEN NOT IN USE.
3. HAVE YOUR PARTY GUESTS PARK ON ONE SIDE OF THE ROADWAY;
4. BE SURE TO LIST YOUR PARTY GUESTS UNDER THE EVENTS SECTION ON YOUR PORTAL.
5. RV'S ARE NOT PERMITTED TO BE PARKED ON DRIVEWAYS;
6. REPORT ANY SUSPICIOUS BEHAVIOR.

GOING ON VACATION



If you will be away from your Eagles home during the holidays please inform a neighbor and the guardhouse. It is also a good idea to not have parcel deliveries during your absence, have the post office hold your mail, and put a timer on house lights.

WELCOME NEW RESIDENTS!

June 2026
Tit Wong & Yici Shi
16233 Carnoustie Drive 06/25/26

July 2026
Richard Duong & Kristin Aloi
12422 Eagles Entry Drive 07/31/26

August 2026
Maclane Bell & Jaimie Ivers
15501 Kingsmill Place 08/06/26

Patrick & Maria Isaac
12512 Eagles Entry Drive 08/13/26

Eugene Bauerlein
12912 Starling Drive 08/24/26

Julie Boucher
16026 Shinnecock Drive 08/24/26

September 2026
Daniel & Anna Reilly
15908 King James Court 09/08/26

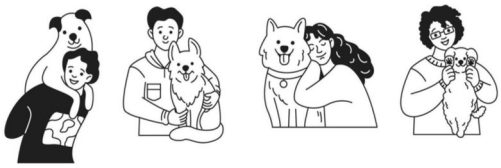
October 2026
David Freestone & Catherine Porter
16215 Hoylake Drive 10/01/26

Gary & Sara Smith
16107 Wentworth Way 10/08/26

We wish you all many happy years at The Eagles! Visit our website at 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.

REMINDER FOR PET OWNERS "DON'T FORGET THAT DOGGIE DO BAG AND PICK UP AFTER YOUR PET(S)"



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Thaddeus Bullard AKA WWE Legend Titus O'Neil
Father, Tampa Bay Area resident and Community Leader



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Carrollwood | 3802 Ehrlich Rd | Suite 101 | Tampa | **813.600.1666**

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Captain Bill Receives Big Award

On October 1st The Eagles Access Control Vendor - United Security Solutions of America – awarded Captain Bill at a small gathering at the Golf Club their Guard of the Year Award!

A tremendous honor to someone so deserving and we are thrilled and privileged to claim he is from our community!

Captain Bill has been posted at The Eagles for 23 years and we are so very thankful and fortunate to have him. Well done Captain Bill – we 100% agree that USSofA recognizes the hard work and dedication you apply every day to the job whether on duty or not! Congratulations



Water Restrictions

Once the water restrictions are lifted we expect to see power washing attended to at properties for the community to look good for the holidays!

The website to check on the status of water restrictions is:
https://hcfl.gov/residents/property-owners-and-renters/water-and-sewer/find-my-watering-days-and-times.

IT IS NOT TOO LATE TO PREPARE YOUR HOME AND YARD FOR THE HOLIDAYS

Since we all want everyone's homes and yards looking their best for the holidays, preparing your homes is not limited to holiday décor. Cooler climes make yard work more pleasurable, so we ask each homeowner to get the following done **before Thanksgiving:**

a) Trim shrubs and palms;
b) Prune trees;
c) Weed beds and install fresh mulch;
d) Clean mailboxes and mail posts;
e) Clean permanent yard ornamentation;
f) Remember no artificial vegetation is permitted from street view (front door wreaths are exempt);
g) Ensure garbage receptacles are promptly stored out of public view on non-collection days;
h) Store yard waste alongside your home until yard waste pickup day or the night before pickup;
i) Check outside lighting;
j) Adjust irrigation systems &
k) Attend to everything needing power washing once restrictions are lifted.

EAGLES COMMUNITY FACEBOOK PAGE

Please note that content/postings on The Eagles Community Facebook page are 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.



EAGLES COMMUNITY WEBSITE

www.theeaglescommunity.com

Please note that all the governing documents and architectural information for the Master and Villages is available to the public on the home pages of the Master & Village.

The Resource section (select from homepage top bar), which is also accessible to the public has information and forms relative to barcode access, golf cart registration, visitor management system, etc. It also includes the link to the latest newsletter edition.

The privilege/owners only page contains upcoming Meeting info, Budgets etc.

Please email your property manager for the password to access the privilege page content (Master & Village) – name and address is required to validate ownership.

Do you want copies of Board Meeting Minutes?

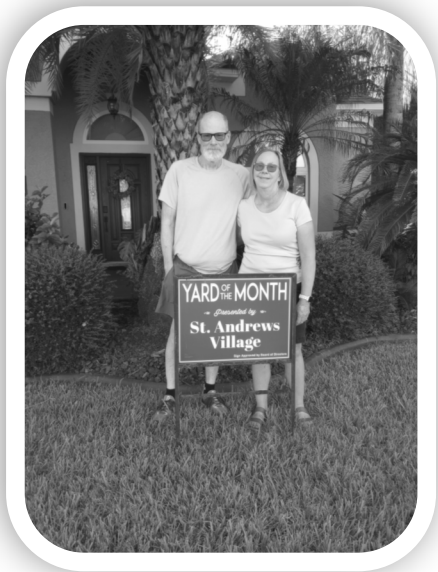
Copies of "Board approved" Minutes for The Eagles Master Association, Canterbury, St. Andrews, Turnberry, Augusta, Grand Oak Island & Royal Troon can be obtained by making a request by email, fax or in writing to: Leigh Slement
leigh@pgcf.com Fax: (727) 238-8801
The Property Group of Central Florida 2753 SR 580 Suite 202 Clearwater, FL 33761

Want Copies of Financial Reports?

1. An association with total annual revenues of $150,000 or more, but less than $300,000, shall prepare compiled financial statements.
2. An association with total annual revenues of at least $300,000, but less than $500,000, shall prepare reviewed financial statements.
3. An association with total annual revenues of $500,000 or more shall prepare audited financial statements.

Copies of "Board approved" CPA prepared financial reports (for those Villages required to produce in accordance with the above statutory requirements i.e. The Eagles Master Association & Canterbury Village) can be obtained by making a Member request by email, fax or in writing to:

Leigh Slement
leigh@pgcf.com Fax: (727) 238-8801
The Property Group of Central Florida 2753 SR 580 Suite 202
Clearwater, FL 33761



St. Andrews Yard of the Month Awards by Janet Howell

August Award

Congratulations to Edwin and Ann Matthews for winning the August Award.

It took a while to get a photo as they were out of the country but we put up the signs for them. They love to travel and just returned from a 15 day British Isles cruise.

They have two grown children and two dogs.

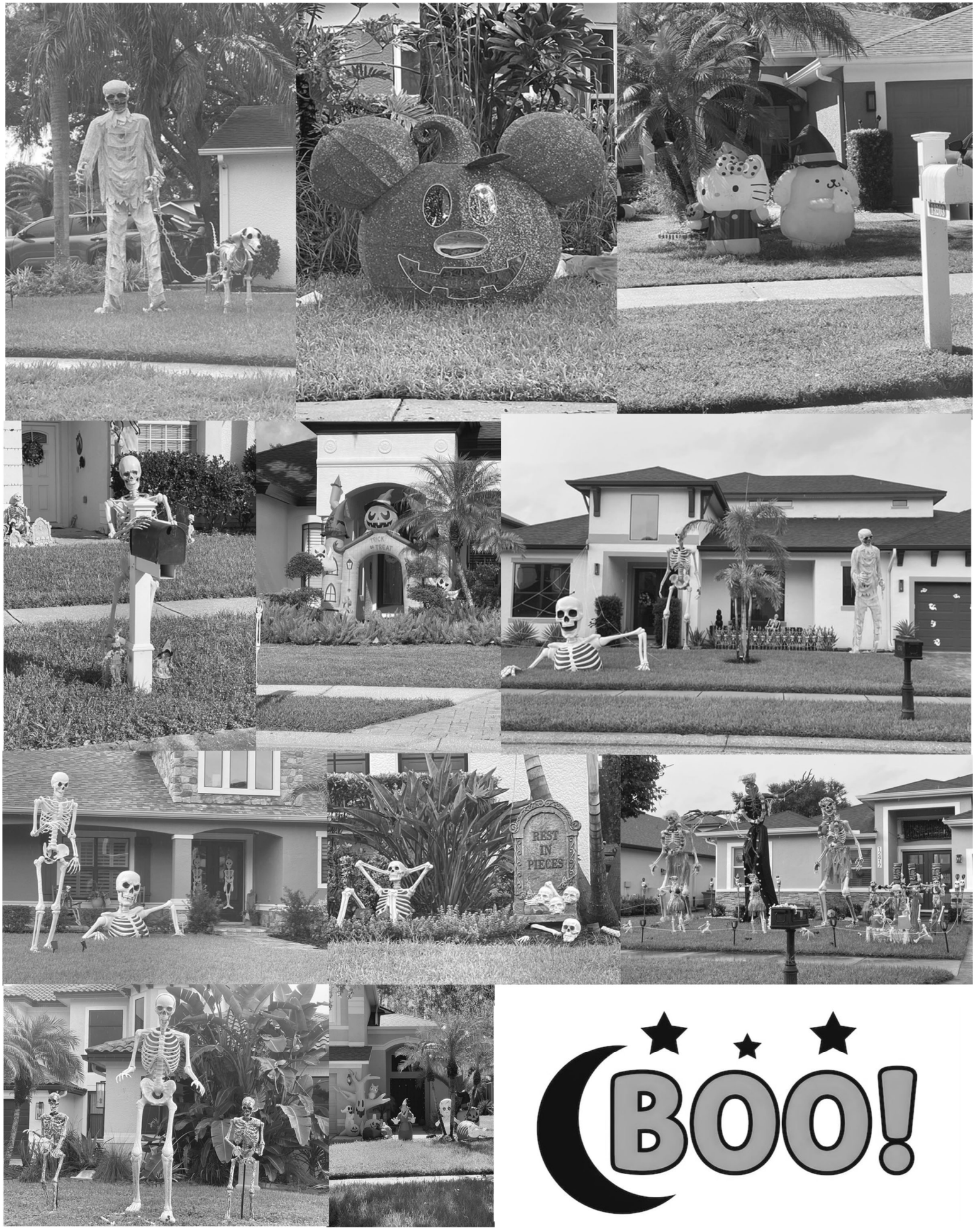
They moved into the Eagles in 2019.

YARD OF THE MONTH





HALLOWEEN AT THE EAGLES IS ALWAYS A TREAT!


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16215 HOYLAKE DR
SOLD $713,000



15618 SHOAL CREEK
SOLD $942,500



12512 EAGLES ENTRY DR
SOLD $1,150,000



16135 LYTHAM DR
SOLD $925,000



15501 KINGSMILL PL
SOLD $787,000



567 BAYWOOD DR S
SOLD $1,325,000



15509 EASTBOURN DR
SOLD $875,000

CLIENT REVIEW:

"We had an absolutely wonderful experience working with Carsten! From the very beginning, he was professional, knowledgeable, responsive, and truly listened to what we were looking for in a home. We are incredibly grateful for all of his hard work and would highly recommend him to anyone looking to buy or sell a home. We couldn't be happier with our experience."

Daryl Smith | Seller | 12512 Eagles Entry Dr



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