



OFFICIAL HOA NEWSLETTER

THE SOARING EAGLES

MARCH / APRIL 2025

Community Garage



**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 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!

NO MORE WARNINGS FOR CERTAIN RULES!

At the February 10th Board Meeting The Eagles Board of Directors amended the Fining Procedure Policy to exclude warnings for the following Rules:

- 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)

EFFECTIVE APRIL 1, 2025

All violations pertaining to the Golf Cart Rule (Rule 8) (i.e. unregistered cart, cart without a visible decal, underage driving, over capacity, standing passengers, not equipped with lights at night, driver holding child or pet, operating on sidewalks etc.) are subject to a fine without warning. Repeat offenders are subject to removal of golf cart privileges.

All violations pertaining to the Roadway Speeding & Other Roadway Use Rules (Rule 14) (i.e. speeding on Village or Master Association roadways, placing construction material or similar in a manner that blocks the roadway, discarding chemicals and debris into the storm drain systems and placing sports equipment on the roadways) are subject to a fine without warning.

All violations pertaining to the Stop sign & Other Traffic Rules (Rule 17) (i.e. not bringing a vehicle to a complete stop at all stop signs, passing on Nine Eagles Drive except to pass a golf cart and all traffic rules enacted by local, municipal, county, state or federal agency under Statute Chapter 316) are subject to a fine without a warning.

All violations pertaining to Class 1&2 E-Bikes, E-Scooters & Motorized Scooters & all micro-mobility devices capable of speeds up to 20mph (Rule 21) (i.e. pertaining to operation on sidewalks: single file required if more than one device, exceeding 15mph, not wearing a helmet and under 16, carrying a passenger, towing something, not yielding right of way to pedestrians, does not have a bell or horn, does not slow to speed of pedestrian, operated after sunset without a light, not stopping where roadway intersects, not equipped with adequate brakes; & pertaining to operation on roads: all of the above except anyone under 16 years old is not permitted on Nine Eagles Drive, village roadway use speed limit is 18mph and must yield to motorists) are subject to a fine without warning. Repeat offenders are subject to removal of device privileges.

All violations pertaining to Class 3 Bikes, Dirt Bikes, ATV's, Minibikes & Motorcycles & all similar devices capable of speeds in excess of 20mph (Rule 22) (i.e. dirt bikes are prohibited in The Eagles, Class 3 bikes and minibikes are permitted by residents in possession of a valid Florida driver's license and use including motorcycles is limited to the home and to exit the Eagles. Motorcycle drivers must have a motor cycle endorsement and the motor cycle must be registered with the DMV. None of these vehicles are permitted on the sidewalks. ATV's are only permitted by golf course personnel and authorized vendors) are subject to a fine without warning and repeat offenders are subject to removal of vehicle privileges.

Please note that the full text of each of these five Rules as well as Policy 4 which has been changed to remove the warning for these five Rules is available to all on the website www.theeaglescommunity.com on The Master HOA homepage. Continue to read more about The Adopted Rules & Policies for The Eagles Master Association.

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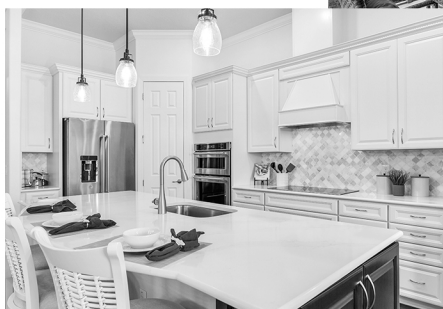


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Soaring Eagles Newsletter

Deadlines for 2025:

- April 18th for May/June 2025 newsletter
- 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 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.

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 Brenda Crisp (Royal Troon)
 Director Peter Mulin (Starling Drive)
 Director Anthony Santana (Prestwick)

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

MOSQUITO CONTROL

Call (813) 635-5400 for service

VILLAGE BOARD MEMBERS 2025

- Augusta** President: Larry Franks, Michael Simmons (VP), Michael Waters(Sec), Nicholas Chachula (Treas) & Jeff Larson (Dir)
 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) & Brian Sayers (Director)
 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
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Ext 316 for Manager Leigh, 317 Linda in Accounting
Fax: (727)-238-8801
Email: leigh@pgcf.com

EAGLES WEBSITE

VISIT 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

- Dear Eagles families -

Happy St. Paddy’s Day for March 17 and Happy Easter and a Joyful Passover and to all school kids “Enjoy Spring Break!” and Happy Cinco de Mayo (May 5th)

From the Board of Directors, Access Control Personnel, Leigh and the staff at The Property Group



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TAX LEGAL SERVICES

Corporate Transparency Act

- Beneficial Ownership Reporting

Tax Planning:

- 2025 Tax Cliff
- Hurricanes-related losses
- Partnership Tax
- Entity Formation
- Entity Ongoing planning
- Entity Sale
- Taxation of Judgments & Settlements
- Crypto

Tax Compliance

- Tax Returns
- Delinquent Filings
- Amended Filings

Tax Controversy

- IRS Audits
- Tax Notices
- Penalty Abatement
- Appeals
- Litigation

International Tax

- FBAR - Foreign Bank & Financial Accounts
- FIRPTA - Foreign Investment in Real Property Tax Act
- Check-the-Box
- Foreign Income
- Withholding Tax
- ECI Effectively Connected Income
- FDAP
- Foreign Workers

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BEFORE YOU INSTALL THAT FENCE

by Leigh Slement

The maintenance of a common fence between two homes has come up sufficient times to warrant a legal opinion.

It is true that in many states there is a Good Neighbor Fence Law which applies to situations where one neighbor wants a fence to be placed on the boundary line between the adjoining landowners. The law views the fence as benefiting both property owners equally and requires that the homeowners split the cost of the new fence and both owners share the cost of repair and maintenance while the fence exists.

In Florida that law does not apply. There is no law that compels both neighbors to pay for a fence on the boundary line between them unless both parties were in agreement to do so ahead of time. Should two neighbors agree to share the cost of a fence and the maintenance responsibility then it is recommended an agreement between the two parties be drafted and signed.

The attorney also confirmed that maintenance including cleaning is the responsibility of the owner of the fence. It goes without saying that this is a hardship if the fence is erected just inside owner's property line. The easiest solution would be to ask the neighbor to allow access to clean, stain in the case of wood and/or to make necessary repairs to the fence.

I have seen during inspections where a homeowner's vinyl fence is dirty or mildewed on the side facing the neighbor. That neighbor is not going to do it for fear of causing damage to the fence. The owner of the fence must make a plan to clean it. I have also seen a scenario where a black aluminum picket fence has been installed and the neighbor will not edge the fence line for fear of damaging the pickets. The result is high grass! I recommend the fence owner speak to the neighbor about chemically treating the base of the fence or coming up with a more permanent solution like stone at the base of the fence line.

Homeowners who apply for a fence should place the good side where applicable outwards to face the neighbor. Homeowners who apply for a fence should speak to all affected neighbors about their application for a fence. The saying "good fences make good neighbors" means that establishing clear boundaries like a fence between properties helps maintain positive relationships between neighbors by respecting each other's space and property lines; essentially knowing where your property ends and your neighbor's begins can prevent conflicts and promote harmony but don't forget about the plan to maintain that fence going forward. Speak with your neighbor or that fence could quickly turn out not to be so good!

BOARD AMENDS/ADD TO GARAGE SALE RULE

At the February 2025 Board Meeting The Board of Directors also amended Rule 5. Garage Rule

From:

Rule 5. Garage Sale Rule

The Eagles Master Association does not permit individual arranged garage sales (in accordance with Article III of the Covenants Section 25.). A Community Wide advertised Annual Garage Sale is held in March, April or May.

To:

Rule 5. Garage Sale & Estate Sale Rule

The Eagles Master Association does not permit individual arranged garage sales (in accordance with Article III of the Covenants Section 25.). A Community Wide advertised Annual Garage Sale is held in March, April or May.

A homeowner is authorized to have an Estate Sale on the following conditions:

1. Any estate sale must be conducted by a FL certified and insured professional estate liquidator.
2. All items for sale must be displayed and/or shown only within the confines of the unit dwelling - no items are to be visible from the outside of the home
3. Any estate sale must be limited to no more than two (2) days of active showing and such days are specifically limited to Friday and Saturday
4. Estate sales/showings may only take place between the hours of 8:00am and 4:00pm
5. There is no signage whatsoever within the confines of The Eagles. Only one sign is permitted at the unit dwelling and display of same shall be limited to the hours of the scheduled estate sale each day
6. The Eagles Master Association management office must be notified of the dates and times of the scheduled estate sale no less than 5 business days in advance of the event.



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

ATTENTION GOLF CART OWNERS

Too many golf carts are noticed either not displaying an Eagles Registration Decal (3-digit #) or are blocking the Registration Decal # assigned to your cart while it is being operated in The Eagles. Both of these are violations of the Golf Cart Rule.

Have you sold your golf cart or are you thinking of selling your golf cart? Please notify us if you have sold your golf cart and remember to remove the Eagles issued decal when you sell it. Thank you



PLEASE DON'T FORGET TO CALL AHEAD FOR ANY DELIVERIES OR GUESTS EXPECTED AFTER 7PM AND 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





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ENDING
APRIL 11, 2025**



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Message from Access Control

RE: EAGLES ACCESS CONTROL REPORT

During the period November 17th through January 25th (10 week period), the police responded to the Eagles for the following incidents:
License Tag Lost or Stolen: 1;
Warrant Capias Service: 1; Civil Process Service: 1; Trespasser: 2; suspicious Person: 3; Suspicious Vehicle: 1; Contact Message: 1; Assist Other Agency: 1; Domestic (nonviolent): 1; Domestic Injunction Service: 2; Domestic Pick Up Belongings: 1.

During this period, 147 phone calls were made to residents (during overnight hours) to remind them that they had left their garage door open. The average per week decreased from 17 to 15 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, 204 vehicles were issued warnings for parking on the street during overnight hours. The number is high as a result of the holidays.

For the same period the following warnings/fines were issued for traffic violations (speeding and stop violations): 228 warnings and 17 fines for speeding/stop sign violations by residents and 58 warnings were issued to vendors and guests for speeding/stop sign violations.

Note: Effective April 1st there will be 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.

VILLAGE News

St Andrews

St. Andrews Yard of the Month Awards by Janet Howell



Congratulations to Anthony and Brenda Surber of 16226 Carnoustie Dr. for winning the St. Andrews Holiday Award.

They moved to The Eagles in 2017. They have two children Bradlee who is a senior and involved in FFA and Colin an 8th grader who plays the cello in Chamber Orchestra.

The family enjoys fishing, animals and being outside.

You may have seen their dog Tarzan in their driveway Anthony is a title lawyer at the law offices of Anthony Surber. Brenda works there part time.

Way to go!

St. Andrews by President Carolyn Proctor

St. Andrews Board of Directors wishes all Homeowners a Happy Safe New Year. We look forward to continuing our work keeping our neighborhood safe, our children safe, and following the Florida Statues.

The St. Andrews Board of Directors, elected during our January 14, 2025 Annual Meeting:

**President, Carolyn Proctor Vice President, Alex Nesturick
Secretary, Steve Hilaman Treasurer, Jeff Schwartz
Executive Director: Brian Sayer**

The Social Committee organized a Third St Andrews Social which was held on February 23, 2025.

All of our committee members dedicate their volunteer time to assist the Board. The Board truly appreciates the support, volunteer hours, and commitment from each of the following committees.

Fine Hearing Committee, Architectural Committee, Social Committee, Finance Committee Welcoming Committee, Yard of the Month. If you wish to join a committee, please contact Leigh Slement.

Our focus has been placed on enforcing traffic rules. In our effort to slow drivers speed, and stop rolling through stop signs, we will be voting in our April Meeting to change the current policy, by removing the issuing of a warning letter prior to ticketing.

Our next meeting will be April 8, 2025, 6:00PM at the Library. We encourage all homeowners to attend either in person or on zoom.

The Board of Directors looks forward to Year 2025, continuing to work to ensure safety and property values are maintained.

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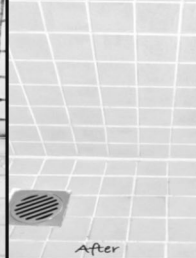
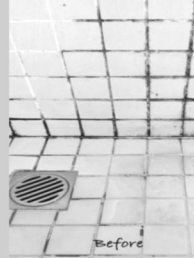
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VILLAGE News

Turnberry

Turnberry was a recipient of the 2025 Mini Grant offered through the Neighborhood Relations Department of Hillsborough and presented by the Hillsborough County Commissioners. The award is up to \$5K and Turnberry was awarded the full amount which will go toward a neighborhood social event and bench site to be located at the 16500 cul-de-sac. The bench site will have views of the pond and the golf course.

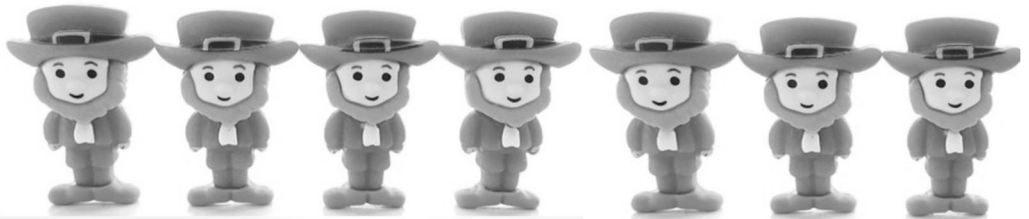


All homeowners in Turnberry are to save the date for a very special Community Social Event to be

held on May 10 from noon. The event is to be held at the new bench site as it will include a special dedication to long-serving President Bobby Holbrook who served as Village President for 16 years.

Turnberry is extremely grateful to the Board of County Commissioners for considering Turnberry as a recipient of grant funds this year. Their assistance will provide the community with a lifetime gift to the membership as well as pay tribute to a special homeowner and to enable a Social Event which is very much looked forward to by all its' residents. In appreciation we look forward to reporting a terrific turn out on May 10th!

**SAVE THE DATE: TURNBERRY
COMMUNITY EVENT
MAY 10TH @ NOON**



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**Manager's helpers inspecting the ponds
Reason for Living in The Eagles
Pictures taken by Leigh Slement**



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- March 3** Non-Student Day
- March 17** Spring Break begins
- March 17** Happy St. Paddy's Day
- March 24** Students return to School
- April 1** The Eagles Master Assessment due date
- April 1** Royal Troon Village Assessment due date
- April 2** The Eagles Hearing Session 5:30pm to 6pm @ Library
- April 8** St. Andrews Board of Directors Meeting 6pm @ Library
- April 10** Royal Troon Village Board Meeting 7pm @ Library
- April 14** The Eagles Master Assoc. Board Meeting 6:30pm @ Library
- April 13** Passover
- April 15** National Tax Day
- April 18** Non-Student Day
- April 18** Soaring Eagles articles due for May/June edition
- April 20** Easter
- April 24** Canterbury Board of Directors Meeting 6:30pm @ Library
- May 1** St. Andrews Assessment due date
- May 1** Turnberry Assessment due date
- May 5** Cinco de Mayo
- May 9** Soaring Eagles May/June edition is distributed
- May 11** Mother's Day
- May 13** Turnberry Board of Directors Meeting 6:30pm @ Library
- May 17** Community-Wide Annual Garage Sale 7am – 2pm



The Eagles Treasury

Financial Report – as at January 31, 2025

Financial status as at end January 2025

Operating Cash Account: \$121,734.08
(includes prepays \$48,994.74)

General Reserve Fund: = \$662,100.54
(\$312,100.54 + \$350,000.00)

Operating Expenses to Operating Budget YTD: \$398,089.19/\$405,468.00

As at end January Accounts Receivable was \$4,002.83 (14 homeowners)

8 owe late fees	\$ 168.65
4 owe Oct dues or less	\$ 1,534.18
2 owe more than one payments	\$ 2,300.00
Total	\$ 4,002.83

1255 units (incl. 1 Starling grandfathered home) closed as at end January 2025.

Homeowner Delinquency rate: 0.47 %
(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



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)

Welcome to the Neighborhood!



December 2024

Joseph & Siara Kimmel
16009 Royal Aberdeen Place 12/05/24

Eric & Kimberley Staves
12906 Starling Drive 12/12/24

Kevin & Talitha Couture
15901 King James Court 12/13/24

Lakestar Capital
13225 Royal George Avenue 12/13/24

Alexandre De Vita & Cristiane Da Rosa
15734 Muirfield Drive 12/19/24

Joshua & Sarah Wexler
15907 King James Court 12/27/24

January 2025

Sally Geletka & Lisa Merullo
15709 Muirfield Drive 01/23/25

Joseph & Lauren Etter
12609 Eagles Entry Drive 01/30/25

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.





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- 3D mammography (screenings with no referral required for women over 40 without symptoms)
- Open evening and weekends
- Online scheduling and walk-ins welcome

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AdventHealth Care Pavilion Westchase

 813-548-8550  [AHCarePavilionWestchase.com](https://www.AHCarePavilionWestchase.com)

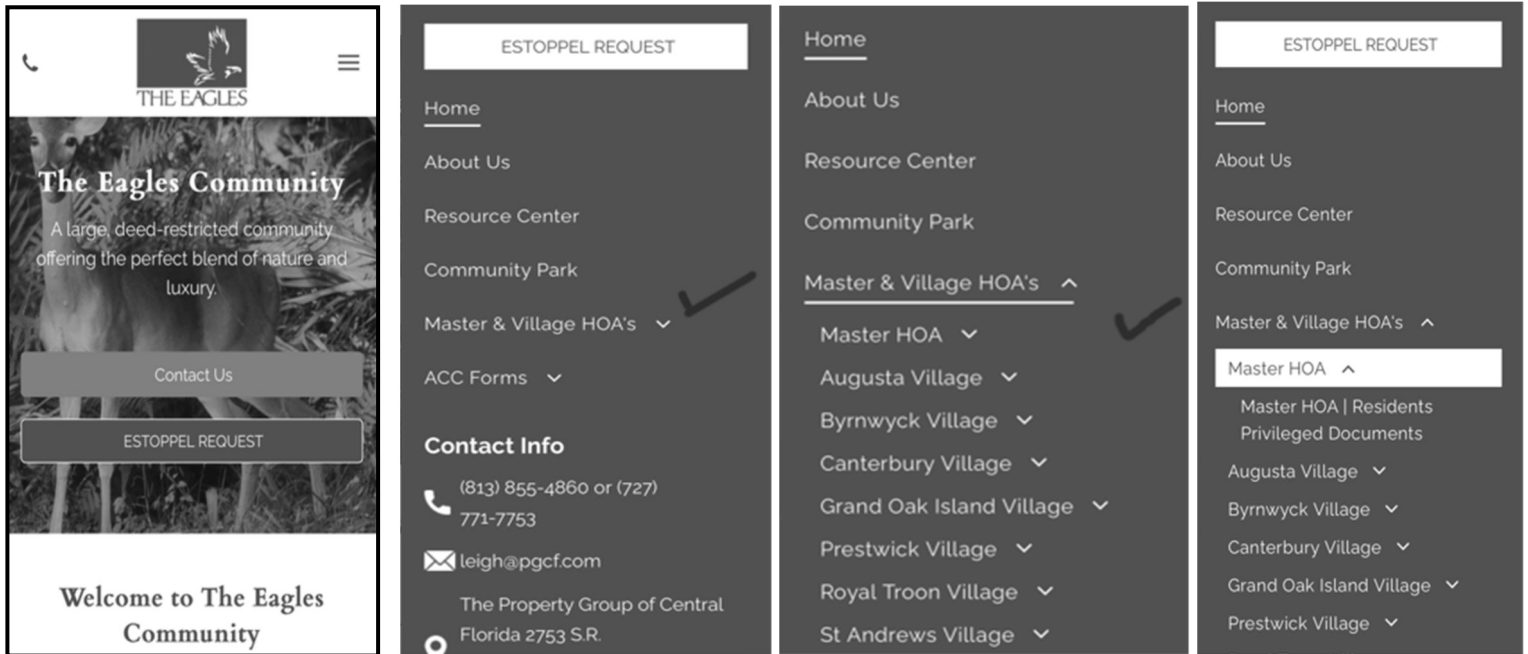

AdventHealth
Imaging Center

WEBSITE IS COMPLIANT WITH FLORIDA STATUTES

By January 1st, 2025, all Associations with 100 or more homeowners are to have a privileged page on the website which shall be password protected. This page is to host the Associations Minutes, Association's Budgets and Financial Reports, Association Insurance Policy, a List of Contracts, a List of Bids, Board of Directors Training Certificates and material for any upcoming Membership or Board Meeting. Such meeting material shall include the Agenda, Draft of the proposed Minutes, Financial Report and any other meeting pertinent information.

The Eagles Website www.theeaglescommunity.com has content populated privileged pages for The Eagles Master Association, Canterbury Village, St. Andrews at The Eagles, Turnberry at The Eagles & Augusta HOA. Homeowners of these Associations must request the password by emailing leigh@pgcf.com. The email request must identify your association by supplying your name and address. Please note that the password provided to those that request it is not to be shared with anyone and that it will only provide the information as stated above. All governing documents as well as ACC forms and information, Resident Handbooks etc., will remain open to the public (including realtors and prospective buyers). Windsor Park's privileged page has a link to their management company. Village Associations under 100 homes have a privilege page if they wish to use it.

Please note that the mobile version experience is somewhat different from a version as viewed on a computer. To access the public governing docs for each Association (Master and Village) via your mobile you have to click on the upper right hand bars and then under Master & Village HOA's make your Village or Master selection for the public or the privileged page you wish to access.



Do you want copies of Board Meeting Minutes?

Copies of "Board approved" Minutes for The Eagles Master Association, Canterbury, St. Andrews, Turnberry & 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

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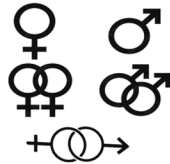
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16004 SHINNECOCK DR
LISTED AT \$899,000



12911 ROYAL GEORGE AVE
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16105 LYTHAM DR
LISTED AT \$739,000



16132 LYTHAM DR
LISTED AT \$624,900



12818 ROYAL GEORGE AVE
LISTED AT \$649,000

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