

**Eagle Landing at Oakleaf Plantation Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**Wednesday, May 18, 2022**  
**3975 Eagle Landing Parkway**  
**Orange Park, FL 32065**

**CALL OF ROLL**

The meeting was called to order at 6:00 p.m. by President, Junius Hill.

Present were Junius Hill, Kirk Lingle, Scott Watson, Michael Young, Donald Hall, Patricia Loughheed, and Debra Brown. Kathy Melton, CAM represented The CAM Team.

**PROOF OF NOTICE OF MEETING**

Notice of the meeting was posted on the Eagle Landing website.

**DETERMINATION OF QUORUM**

A quorum of the Board was met with seven Directors in attendance.

**APPROVAL OF MINUTES**

A motion was made by Junius Hill and seconded by Scott Watson to approve the minutes from the February 23, 2022 Board of Directors Meeting as written. None opposed and the motion carried.

The rules of the meeting were discussed. Homeowners in attendance were asked to hold their questions until the end of the meeting.

The Board presented Kirk Lingle with a plaque for his service to the Board. He was the first homeowner appointed to the Board and was instrumental in arranging for the purchase of the cottage lots and the installation of several play areas. Mr. Lingle is resigning from the Board effective at the conclusion of this meeting. A letter will be sent out to homeowners to request volunteers interested in joining the Board.

The differences between the ARC, CDD and HOA were discussed. Currently, the developer has retained control of the ARC and all requests and questions should be directed to Marilyn Ayers. Homeowners can contact the Board directly for any HOA issues by emailing eaglelandingbod@gmail.com.

**STATE OF THE HOA**

The HOA Board works in partnership with The CAM Team to ensure that the Covenants and Restrictions and Rules and Regulations are being enforced. Over a two month period, first and second violations increased 380%. Overall enforcement is up 460%. Common violations include trash cans, landscape issues, RVs/trailers/boats, parking, signs, and flags.

**BUDGET UPDATE BY THE CAM TEAM**

The April 2022 financials were emailed to the Board in advance of the meeting. Balances as of April 30, 2022 are:

Operating Account	\$216,957.77
Capital Contributions	\$ 23,411.06
Fidelity Investments	<u>\$ 7,053.29</u>
	\$247,422.12

Accounts Receivable as of April 30<sup>th</sup> were \$10,574.58 compared to \$20,577.30 at the end of February and \$14,864.49 at the end of March. There is a steady downward trend in outstanding Receivables.

The CAM Team continues to be diligent with the collection process. There are nine (9) homeowners in Lien status (one has a sale pending). Two (2) homeowners have received a Notice of Intent to Lien (one has a sale pending). Twenty-six (26) homeowners will be receiving a Notice of Intent to Lien this month if payment is not made. Fifty-four (54) homeowners have a balance. All builders are paid in full.

As of April 30<sup>th</sup>, total operating expenses are below budget approximately \$4k.

The Association's Directors and Officers Liability insurance is up for renewal. The premium for a liability limit of \$1mil, nine (9) Board members, no Developer on the Board, and crime coverage for \$179k in funds is \$4,420.97. A second option that increases the crime coverage to \$250k (the current Association funds) is \$4,510.10. The premium last year was \$4,295.00. A motion was made by Junius Hill to approve the insurance proposal with the increased crime coverage. Scott Watson seconded. The motion carried with six in favor and one opposed. The Board asked for more time to review insurance information before the next renewal.

#### **ESTABLISH A FINING COMMITTEE (3-5 MEMBERS)**

Two homeowners have volunteered to serve on the Fining Committee: Richard Werner and Gerard Bovaird. At least one more volunteer is needed.

#### **ARCHITECTURAL REVIEW COMMITTEE**

One Board member, Patricia Lougheed, is approved as the HOA ARC liaison. Meetings are held on Wednesdays at 1:00pm. Ms Lougheed requested that Bobby Poole be added as a liaison. A motion was made by Michael Young to appoint Bobby Poole as an ARC liaison. Don Hall seconded. None opposed. An additional Board member or resident is needed.

ARC responsibilities will transfer to the HOA once East-West Partners has approved and closed out plans for the remaining builder lots. This should occur within the next few months. The current ARC guidelines will need to be reviewed and updated. The ARC liaisons will be on the ARC Committee when East-West turns it over.

#### **REVIEW SPECIFIC CC&R SECTIONS FOR VOTE ON POSSIBLE R&R AMENDMENTS**

- **ARTICLE V, SECTION 14 – GENERAL VEHICULAR RESTRICTIONS**

The current unwritten policy of East-West Partners ARC is to allow campers, recreational vehicles, travel trailers, and boats to park in the driveway for up to three days for maintenance/restocking. This currently is not documented in the CC&Rs or the Rules and Regulations. A proposed revision to the Rules & Regulations was presented:

No business of ongoing vehicular repair, painting, overhauling, customizing, storing of any kind will be permitted on the premises except for temporary cleaning and restocking of RVs and/or boats **for a period of no more than two days**. Homeowner must notify HOA of dates for routine maintenance that may exceed the two day limit.

- **ARTICLE V, SECTION 36 – FLAGS**

Currently Florida Statute 720 allows for the display of the U.S. Flag or the flag of the State of Florida and the display of military flags. The Association's CC&Rs provide specific dates that the military flags can be flown. A motion was made by Junius Hill to amend #4 in the Rules and Regulations to remove the specific days that U.S. military flags can be displayed and allow indefinite display of U.S. Army, Navy, Air Force, Marine Corps, Coast Guard, and POW-MIA flags

no larger than 4.5' x 6'. Kirk Lingle seconded. None opposed. There was discussion about garden flags, sports team flags, political flags, etc. which the CC&Rs and Rules and Regulations currently do not permit.

- **ARTICE V, SECTION 28 – SIGNS and ARTICLE V, SECTION 37, R&R 5 – EXTERIOR DECORATIONS**  
The current signs section in the CC&Rs and #5 in the Rules and Regulations does not allow for temporary achievement lawn displays, ie birthdays, graduation, welcome home, etc. The Board discussed whether there should be any restrictions, including a time limit, for the displays. After discussion, the Board tabled making a change at this time.
- **ARTICLE V, SECTION 42, R&R 6 – MAINTENANCE**  
The CC&Rs and #6 in the Rules and Regulations allows for trash to be put out no earlier than 7:00 p.m. the evening before pickUp and must be removed by 7:00 p.m. on the day of collection. A suggestion was made to amend the rule to allow trash to be set out the day before pick-up and removed by the curb at the end of the day of pick-up. After discussion, the Board agreed to change the time to put trash out to the day before pick-up, but receptacles must be removed by 7:00 p.m. on the day of pick-up.

#### **BOARD ROUNDTABLE DISCUSSION ON HORTICULTURE**

Increasingly, homeowners are violating the CC&Rs by cutting down the mandatory Live Oak tree planted on all Eagle Landing lots. The Board was in agreement that the CC&R's must be enforced but will investigate giving homeowner alternative trees that could be installed, such as a Crepe Myrtle or Magnolia tree.

Currently, the only two grasses approved for lawns are St. Augustine and Zoysia. There are other grasses that could be options, such as Bermuda and Centipede. Concern was expressed that you could give too many options.

#### **BOARD OF DIRECTOR COMMENTS AND QUESTIONS**

Patricia Loughed commented that the Board needs to review all of the Rules and Regulations over time for possible changes.

#### **MEMBER QUESTIONS AND STATEMENTS**

A homeowner asked how the Board decides on which topics to discuss at a meeting.

A homeowner asked about the process to get a pool approved.

A homeowner suggested that the Board and Management tighten up the trash violations.

A homeowner asked what the plan is for using the current \$250k in funds.

A homeowner received a flag violation letter that was confusing. The letters are being reworded to provide more clarity.

A homeowner who removed trees without permission discussed ongoing ARC issues at their property.

A recommendation was made to add the Space Force flag to allowable flags.

#### **REVIEW TO-DO LIST AND SCHEDULE SUBSEQUENT HOA MEETING**

The Board will prioritize topics for the next HOA meeting. The next meeting date is to be determined.

#### **ADJOURNMENT**

All business being completed, the meeting was adjourned at 8:54 p.m.

Approved 6-21-2022  
Kathy Melton, CAM