

**Eagle Landing at Oakleaf Plantation
Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, November 15, 2022**

Minutes

CALL OF ROLL

The meeting was called to order at 6:01 p.m. by President, Junius Hill.

Present were Junius Hill, Scott Watson, Debra Brown, Patricia Lougheed, and Don Hall; 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 five (5) Directors in attendance.

APPROVAL OF MINUTES

A motion was made by Junius Hill and seconded by Scott Watson to approve the minutes from the October 17, 2022 Board of Directors meeting as written. None opposed and the motion carried.

RESIDENT MEMBER COMMENTS

A homeowner suggested that information shared in a previous newsletter about blocking sidewalks be repeated. Another homeowner asked to be put on the agenda for a future meeting to discuss the Halloween situation in the community (this is a CDD issue).

DIGITAL TRANSITION PROJECT UPDATE

The transition of records to the online system is moving along. The upload was completed this past Friday. A few tweaks are needed but, overall, everything looks good.

2022 YTD BUDGET

The October 2022 financials were emailed to the Board in advance of the meeting. Balances as of October 31, 2022 are:

Operating Account	\$194,744.99
Capital Contributions	\$ 28,648.27
Fidelity Investments	<u>\$ 7,104.28</u>
	\$230,497.54

Accounts Receivable as of October 31st were \$3,729.54.

There are six (6) homeowners in Lien status. Three (3) homeowners have received an NLA. Twelve (12) homeowners have a balance. All builders are paid in full. Two homeowners have a fines balance.

As of October 31st, total operating expenses are below budget approximately \$11,000.00.

Funds of \$150k were deposited at Fidelity Investments on November 3rd and were available to be invested on November 10th. Three CD's were purchased:

6-month CD - \$57k – Matures 5.17.2023 – 4.5% interest

9-month CD - \$50k – Matures 8.15.2023 – 4.6% interest

12-month CD - \$50k – Matures 11.15.2023 – 4.7% interest

2023 BUDGET PLAN WITH BOD DISCUSSION AND APPROVAL

The draft 2023 budget was presented for approval. Assessments will remain at \$50.00 per year. After discussion, a motion was made by Junius Hill and seconded by Scott Watson to approve the budget as presented. None opposed and the motion carried.

VIOLATIONS REVIEW WITH CANDIDATE ELEVATION TO FINES OR ATTORNEY

A violation summary report was emailed to the Board in advance of the meeting, along with the top ten fines candidates. In addition, several fines candidate from the previous meeting were to be considered at this meeting. A motion was made by Debra Brown, seconded by Scott Watson, to charge a \$100.00 fine and send the recommended properties forward to the Fining Committee. The motion carried with four (4) in favor and one (1) abstention. The Fines Hearing is scheduled for Monday, December 5th, starting at 5:00 p.m.

BOD COMMENTS/QUESTIONS - None

MEMBER QUESTIONS AND STATEMENTS

The floor was opened to member questions and statements. Topics discussed including Board review of CD's when they are up for renewal, extending the reservation time for the Residents' Club for the fines hearing, and consideration of a rolling year versus a calendar year for violations.

Adjournment

All business being completed, the meeting was adjourned at 6:45 p.m.

*Approved 12.13.2022
Kathy Melton, CAM*