

Eagle Landing at Oakleaf Plantation Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, June 21, 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, Lee Jones, Bobby Poole, 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 eight Directors in attendance.

APPROVAL OF MINUTES

A motion was made by Scott Watson and seconded by Junius Hill to approve the minutes from the May 18, 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.

BOD SIGN-OFF OF RULES AND REGULATIONS AMENDMENTS

Several changes were made to the Rules and Regulations at the last meeting. An updated document was provided to the Board for signatures. A motion was made by Patricia Loughheed to table the matter since all the items have not been discussed. Scott Watson seconded. The motion failed with two in favor, five opposed, and one abstention.

BUDGET UPDATE BY THE CAM TEAM

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

Operating Account	\$210,655.50
Capital Contributions	\$ 24,162.02
Fidelity Investments	<u>\$ 7,055.11</u>
	\$241,872.73

Accounts Receivable as of May 31st were \$8,734.36.

There are eight (8) homeowners in Lien status (one has a sale pending). One homeowner on a payment plan has paid their account in full. One (1) homeowner has received a Notice of Intent to Lien. Twenty-three (23) homeowners have received a Notice of Late Assessment and the next step is to send a Notice of Intent to Lien. Thirty-seven (37) homeowners have a balance. All builders are paid in full.

As of May 31st, total operating expenses are below budget approximately \$3,900.00.

The foreclosure process was discussed. A motion was made by Patricia Lougheed to send a last chance letter to homeowners who have received a Notice of Intent to Foreclose. Bobby Poole seconded. None opposed and the motion carried.

Management will check the rates at Fidelity Investments for brokered CD's and report to the Board.

VIOLATION AND ENFORCEMENT UPDATE

A chart showing violations by category was shared with those in attendance. The largest concentration of violations are for landscaping issues and trash cans in view. There were 213 violations issued from May 15th to June 15th. Thirty-three (33) violations are in Stage 3 status. The Board asked that mailboxes be checked on a future drive-through.

BOARD DISCUSSION AND DECISION ON TREE AND GRASS ALTERNATIVES

At the last meeting, the Board discussed removal of live oak trees by homeowners that are mandatory for every home site and whether other trees should be allowed as a replacement. Marilyn Ayers will send a newsletter out about the mandatory live oak trees, but the Board would like to consider additional options for replacement in the future. Technically, this is an ARC issue now. Also, St. Augustine and Zoysia are the only two approved lawns for the community. Should additional options be offered? After discussion, the Board agreed not to offer additional options.

BOARD DISCUSSION ON ARTICLE V, SECTION 11 NOISE (PER DIRECTOR PATRICIA LOUGHEED)

Article V Section 11 – Noise – Other than as may be permitted by the Rules and Regulations, from 12:00 midnight until 7:00am local prevailing time of each day, no noise, including without limitation, talking, singing, playing of musical instruments and/or operation of television, radio, recordings or computers, shall be audible from any Dwelling Unit or portion of the Property related thereto or Parcel, other than the Dwelling Unit or Parcel from which it originates.

A motion was made by Patricia Lougheed to change the hours from 10:00pm to 8:00am Monday through Saturday and 10:00pm to 9:00am on Sunday. Bobby Poole seconded. After discussion, Patricia Lougheed amended her previous motion to change to 10:00pm to 8:00am on weekdays (Sunday through Thursday) and leave the hours 12:00 midnight until 7:00am on Sunday. Scott Watson seconded. After further discussion, Patricia Lougheed amended her motion to change the hours to 10:00pm to 7:00am every day. Scott Watson seconded. A vote was called and all were opposed to making a change. The Board tabled discussion for future a future meeting if the noise issue becomes pervasive.

FINING COMMITTEE CANDIDATE APPROVALS

A minimum of three members are needed for the committee and Board members/spouses are not eligible. The committee members are: Richard Werner, Gerard Bovaird, and Joe Kinworthy.

ARC COMMITTEE CANDIDATE APPROVALS

The ARC will remain with the Developer until approximately September 2022. Currently, Patricia Lougheed and Bobby Poole have been approved as HOA ARC liaisons. A motion was made by Junius Hill to approve Greg Bing and Randy Smith as HOA ARC liaisons. Scott Watson seconded. None opposed and the motion carried.

BOARD CANDIDATE REVIEW FOR OPEN SEAT

There is an open seat on the Board of Directors due to Kirk Lingle's resignation. Two residents expressed interest in being appointed to the vacant seat: Trent Janney and Jeff Gerber. Trent Janney was in attendance and introduced himself and shared that he has an IT background. The Board unanimously appointed Trent Janney to the Board of Directors.

BOARD COMMENTS/QUESTIONS

Michael Young asked that two items be added to the next email blast. Residents should not blow yard waste into the street. Also, teens on golf carts should follow the rules of the road and be respectful of rules and their elders.

Debra Brown asked if there should be uniformity with landscape lighting as some people have quite a few lights and others have changing colors. This is an ARC issue.

MEMBER QUESTIONS AND STATEMENTS

A homeowner asked if statistics can be provided on closed violations.

A homeowner said that residents may have a live oak in the backyard so may not be in violation of the mandatory live oak requirement.

A homeowner asked what the plans are for the \$200k in funds.

The Sales Office is up for sale.

A homeowner asked if there is a mechanism for homeowners to report violations.

The next meeting is scheduled for Tuesday, July 19, 2022.

ADJOURNMENT

All business being completed, the meeting was adjourned at 8:05 p.m.