

**Eagle Landing at Oakleaf Plantation
Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, January 10, 2023**

Minutes

CALL OF ROLL

The meeting was called to order at 6:05 p.m. by President, Junius Hill.

Present were Junius Hill, Scott Watson, Michael Young, Patricia Loughheed, Trent Janney, 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 HOA website and the Eagle Landing Online website.

DETERMINATION OF QUORUM

A quorum of the Board was met with six (6) Directors in attendance.

APPROVAL OF MINUTES

A motion was made by Trent Janney and seconded by Scott Watson to approve the minutes from the December 13, 2022 Board of Directors meeting as written. None opposed and the motion carried.

RESIDENT MEMBER COMMENTS: None

BOD MOTION TO APPROVE DIRECTOR REPLACEMENT FOR 2023

The Board discussed replacing the seat left vacant by Lee Jones resignation. Jeff Gerber originally expressed interest when Kirk Lingle resigned his position. His resume was shared with those in attendance. Junius Hill made a motion to appoint Jeff Gerber to the open seat. Michael Young seconded. The motion carried with five (5) in favor and one (1) opposed.

2022 YTD BUDGET

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

Operating Account	\$ 46,218.30
Capital Contributions	\$ 30,307.80
Fidelity Investments	<u>\$157,413.98</u>
	\$233,940.08

Accounts Receivable as of December 31st were \$5,181.02. Balance will be increasing due to the imposition of fines.

There are five (5) homeowners in Lien status. One (1) homeowner has received a NLA. One (1) homeowner has a bank foreclosure in progress. Eighteen (18) homeowners have a balance. All builders are paid in full. Eight (8) homeowners have a fines balance.

As of December 31st, total operating expenses are below budget approximately \$3k. All invoices have been paid to Iron Mountain - \$13,868.66 (paid out of Miscellaneous Contingency).

Funds of \$150k are invested in CDs with Fidelity Investments.

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

REVIEW ANNUAL MEETING PROCESS

The Annual Meeting process was reviewed. First notice of the meeting was sent and three seats are up for election. To date, four (4) Notice of Intent to be a Candidate forms have been received so there will be an election. A ballot will be included in the second notice of the meeting. Homeowners must vote their own ballot as you cannot proxy your right to vote. As long as 5% of the ballots are returned, the election can be held whether there is a quorum of members in attendance (either in person or by proxy).

ARC COMMITTEE UPDATE

ARCs no longer go through the Sales Office and are being handled by the HOA. The Committee is made up of five (5) members. The homeowner submits the ARC to The CAM Team and the submission goes through a quality control check. The ARC form is uploaded into the online system (SmartWebs) which alerts Committee members that there is a new submission. Committee members can vote through the online system and at least three (3) members must approve the request.

FINING COMMITTEE SUMMARY DEBRIEF OF 1.9.2023

Results of the recent Fining Committee hearing were presented. Nine (9) violations were booked. Two homeowners/tenants appeared for their hearing. Fines for eight (8) of the violations were upheld, while one (1) fine was overturned.

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 recommended fines candidates. Sixteen (16) addresses were presented for escalation to the Fining Committee. Four were postponed for a future meeting as they dealt with lawn issues. A motion was made by Scott Watson, seconded by Patricia Lougheed, to charge a \$100.00 fine and send the recommended twelve (12) properties forward to the Fining Committee. None opposed and the motion carried. The Fines Hearing is scheduled for Monday, February 6th, starting at 5:00 p.m.

BOD COMMUNITY GOODWILL DISCUSSION

The Board discussed various options for ways to give back to the community, including a shredding event, painting of mailboxes, working with the CDD for added security at Halloween, community beautification, and giving residents a \$50 credit to the restaurant. Suggestions were also shared to increase neighborhood involvement by helping to sponsor block parties. This topic will be an ongoing conversation at future Board meetings.

VIOLATION PRIORITIES FOR 2023

This topic was discussed out of order. The priorities will continue to be cars blocking sidewalks, upkeep of mailboxes, and RVs/boats/trailers.

BOD COMMENTS/QUESTIONS

Debra Brown suggested inviting Kimberly Morgan, from Clay County Tourism, and Alexandra Compere, Clay County Commissioner, to a future Board meeting.

MEMBER QUESTIONS AND STATEMENTS

Concern was expressed about the size of the Residents' Club for the Annual Meeting. The restaurant has a larger capacity.

A homeowner suggested that the Board clarify levels of trash in the guidelines, including yard waste, trashcans, etc.

Adjournment

All business being completed, Trent Janney made a motion to adjourn the meeting, seconded by Scott Watson. None opposed and the meeting was adjourned at 7:24 p.m.

*Approved 3.14.2023
Kathy Melton, CAM*