

**Eagle Landing at Oakleaf Plantation
Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, December 13, 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, Bobby Poole, Patricia Lougheed, Trent Janney, Debra Brown, 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 seven (7) Directors in attendance.

APPROVAL OF MINUTES

A motion was made by Trent Janney and seconded by Scott Watson to approve the minutes from the November 15, 2022 Board of Directors meeting as written. None opposed and the motion carried.

RESIDENT MEMBER COMMENTS: None

DIGITAL TRANSITION PROJECT UPDATE

A timeline was provided showing the progress to date.

- Paper to digital scans completed 11.11.2022.
- Quality control and reformats completed 12.1.2022.
- ARC Committee User accounts established the week of 12.5.2022.
- ARC onboarding week of 12.12.2022.
- Collaborative ARC reviews with East West and ARC Committee from 12.19.2022 through 12.31.2022.
- Eagle Landing HOA-ARC assume ARC control 1.2.2023.
- East West ARC will continue responsibility for 10 Drees lots in development (6 spec homes planned and 4 open lots to close and build).

2022 YTD BUDGET

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

Operating Account	\$ 40,573.87
Capital Contributions	\$ 29,552.96
Fidelity Investments	<u>\$157,208.36</u>
	\$227,335.19

Accounts Receivable as of November 30th were \$4,570.24. Balance will increase due to the imposition of fines.

There are five (5) homeowners in Lien status. Two (2) homeowners have received an NLA. One homeowner has a bank foreclosure in progress. Eleven (11) homeowners have a balance. All builders are paid in full. Two homeowners have a fines balance.

As of November 30th, total operating expenses are below budget approximately \$12k.

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

Two invoices with Iron Mountain are on hold due to storage charges that need to be removed. Payment will be made before the end of the year and will come out of the contingency line item on the budget. The project should come in under the estimated cost for the year.

FINING COMMITTEE SUMMARY DEBRIEF OF 12.5.2022

Results of the recent Fining Committee hearing were presented. Fifteen (15) violations were booked. Four homeowners (39%) appeared for their hearing, while nine homeowners (69%) did not attend. Fines for all of the violations were upheld. A suggestion was made to share the statistics and type of violations presented at the hearing with homeowners. Methods to make sure that homeowners are aware of the Covenants and Restrictions were discussed, including newsletters, the new HOA website, and email blasts.

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. Fourteen addresses were presented for escalation to the Fining Committee. A motion was made by Trent Janney, seconded by Patricia Lougheed, to charge a \$100.00 fine and send the recommended properties forward to the Fining Committee. None opposed and the motion carried. The Fines Hearing is scheduled for Monday, January 9th, starting at 5:00 p.m.

VIOLATION PRIORITIES FOR 2023

The Board discussed how to prioritize, and which types of violations to prioritize, in 2023. Cars blocking sidewalks, as well as RVs, boats, and trailers, will be high priority. Many violations occur at night so the Board will be discussing ways to make sure these are noted. A question was asked as to whether the Covenants and Restrictions need to be rewritten. The process is very involved and expensive. It would be easier to do an amendment versus a complete rewrite of the documents.

BOD COMMENTS/QUESTIONS

Junius Hill discussed parking on the street. A neighborhood petitioned Clay County to allow parking only on one side of the street and the request was granted.

Debra Brown discussed how to control Halloween in the community. Allan Brink, South Village CDD Board Member, shared that the CDD has discussed this with CCSO, and that a security guard and four (4) officers are recommended at a cost of \$900.00. The CDD would like to split the cost with the HOA. This topic will be discussed at the next meeting.

Patricia Lougheed discussed the resignation letter that was emailed to the Board prior to the meeting. Lee Jones resigned from the Board effective 12.13.2022. His seat has a two-year term, so the Board will need to appoint a replacement. The Board discussed how to notify homeowners of the available seat. Appointment of a homeowner to the vacant seat will be on the agenda for the January meeting.

Junius Hill make a motion to appoint Scott Watson as the Vice-President, seconded by Don Hall. After discussion, the motion carried with five (5) in favor, one (1) opposed and one (1) abstention. Management will check the minutes to determine if Trent Janney was appointed as a Director, or as a Director and Secretary.

NEW ELHOA WEBSITE UNVEIL

The Association has its own website through The CAM Team. The home page was reviewed and the Board was pleased with the design. The site is: www.eaglelandinghoa.com.

MEMBER QUESTIONS AND STATEMENTS

The floor was opened to member questions and statements. Topics discussed included hosting a shred event for the community and linking the Eagle Landing residents website to the new HOA website.

A motion was made by Patricia Lougheed, seconded by Debra Brown, to add hosting a shred event to the January meeting agenda. The motion carried with four (4) in favor and three (3) opposed. Information will be shared at the next meeting.

A suggestion was made by Debra Brown for the Association to give back to the community, such as painting mailboxes. A motion was made by Junius Hill, seconded by Trent Janney, to add this item to the January meeting agenda. None opposed and the motion carried.

Adjournment

All business being completed, the meeting was adjourned at 7:50 p.m.

*Approved 1.10.2023
Kathy Melton, CAM*