

**Eagle Landing at Oakleaf Plantation
Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, March 14, 2023**

Minutes

CALL OF ROLL

The meeting was called to order at 6:18 p.m. by President, Junius Hill.

Present were Junius Hill, Donald Hall, Jeff Gerber, Vincent DeGennaro, and Patricia Lougheed (by phone); 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 five (5) Directors in attendance.

APPROVAL OF MINUTES

A motion was made by Junius Hill and seconded by Jeff Gerber to approve the minutes from the January 10, 2023 Board of Directors meeting as written. None opposed and the motion carried.

A motion was made by Junius Hill and seconded by Jeff Gerber to approve the minutes from the February 21, 2023 Annual Meeting. None opposed and the motion carried.

RESIDENT MEMBER COMMENTS:

Debra Brown asked what is being done with people cutting trees down. The situation is being enforced.

2022 YEAR IN REVIEW

- Two Board member changes were made: Trent Janney replaced Kirk Lingle and Jeff Gerber replaced Lee Jones.
- Five changes were made to the CC&R Rules and Regulations in June 2022, including better defined parking guidelines and sign displays, clarified specific flag display, seasonal decorations, and language regarding trash/recycling cans and yard waste being set out.
- Established the ARC Committee
- Established the Fining Committee
- Transitioned ARC December 2022 to January 2023 from East-West Partners to the Eagle Landing HOA ARC Committee. Digital conversion of files was completed with Iron Mountain.
- Accelerated a positive financial balance sheet through CD investment. Shifted \$157k into 6-9-12 month CDs at a higher interest rate.
- Business partners The CAM Team and East-West Realty were thanked for their expertise and support.

WELCOME NEW BOARD MEMBERS

Scott Watson, VP was re-elected for a three-year term. Trent Janney, Director was re-elected for a three-year term, and Vincent DeGennaro, Director is new to the Board and was elected to a three-year term.

BOARD SELECTION OF SECRETARY

A motion was made by Junius Hill to appoint Patricia Lougheed to the Secretary position. Vincent DeGennaro seconded. None opposed and the motion Carried.

The 2023 Annual Meeting Results were discussed. Eight candidates ran for the three open seats. Only 150 ballots were returned (eight were invalid) which is approximately 10 percent of the ballots sent out. A total of 406 votes were cast.

2023 YTD BUDGET

The February 2023 financials were emailed to the Board in advance of the meeting. Balances as of February 28, 2023 were:

Operating Account	\$ 64,846.27
Capital Contributions	\$ 32,717.98
Fidelity Investments	<u>\$157,063.94</u>
	\$254,628.19

Accounts Receivable as of February 28th were \$19,544.53. The balance is higher due to unpaid annual assessments and fines.

There are four (4) homeowners in Lien status. One hundred thirty-eight (138) homeowners have received collection letters. Two (2) homeowners have a bank foreclosure in progress. All builders are paid in full.

As of December 28th, total operating expenses are above budget approximately \$3.5k.

Funds of \$157k 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

ARC COMMITTEE UPDATE

The ARC approval process was discussed. All applications are now being reviewed by The CAM Team and then uploaded in the online system for review by the Committee members. To date, fifty (50) requests have been sent in since the first of January: fifteen (15) in January and thirty-five (35) in February. A breakdown by category was provided.

VIOLATIONS REVIEW WITH CANDIDATES IDENTIFIED FOR FINES OR ATTORNEY MEDIATION

The violation data for 2022 was reviewed. The largest number of violations are being sent for trash/trash cans, landscaping issues, and vehicles. Parking vehicles that block the sidewalk became a huge issue this year. Three (3) properties were presented for escalation to the Fining Committee. A motion was made by Junius Hill, seconded by Jeff Gerber, to move the three (3) properties to the Fining Committee and charge a \$100.00 fine. None opposed and the motion carried.

HOA COMMUNITY GOODWILL DISCUSSION

The objective of the Goodwill Project is to reinvest HOA surplus funds for the Eagle Landing community for enhancement of property, promoting resident harmony and elevating education by way of topics impacting everyday quality of life in Eagle Landing and Clay County. The HOA would support and host quarterly Town Hall Meetings/Fireside Chats with regional leaders as guest speakers. The venue will be the Eagle Landing Golf Clubhouse Banquet Room. The first proposed Town Hall Meeting would host guest speaker Alexandra Compere, Clay County Commissioner, on April 18, 2023. Refreshments would be

served. Junius Hill made a motion to approve the community Goodwill projects to start with a Fireside Chat on April 18th with a budget up to \$2k. Jeff Gerber seconded. None opposed and the motion carried.

PROPOSED FUTURE SUBCOMMITTEES

To get the community more engaged, the Board discussed establishing additional Committees including:

- Social Committee
- Communications Committee
- Safety Committee
- Landscape Committee
- Covenants Enforcement Committee – To be discussed at the next meeting.

BOD COMMENTS/QUESTIONS

Jeff Gerber discussed complaints over street parking. He checked with Clay County and the County got involved in a community in Fleming Island to restrict street parking. Clay County indicated that they are not willing to do it again. The attorney has been contacted for a legal opinion as to whether the HOA can enforce street parking.

MEMBER QUESTIONS AND STATEMENTS

Yard waste was discussed, including when it can be put out and whether Waste Management can be contacted for additional pick-ups.

A homeowner asked how she can request an Income Statement for the Association.

Residents from Phase 6 asked about the white vinyl fence at the Perry residence and if it was approved. Junius Hill responded that it was approved in error by the ARC and only a metal fence could be approved. The ARC addressed it with the homeowners and worked out an agreement so that the homeowners could replace it with the correct metal fence.

A homeowner asked if additional streetlights are being considered.

A homeowner suggested that a Halloween Coordination Committee be established.

A suggestion was made to put the meeting Power Point presentation on the website.

Adjournment

All business being completed, Junius Hill made a motion to adjourn the meeting, seconded by Jeff Gerber. None opposed and the meeting was adjourned at 7:52 p.m.

Approved 4.11.2023
Kathy Melton, CAM