

**Eagle Landing at Oakleaf Plantation
Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, April 11, 2023**

Minutes

CALL OF ROLL

The meeting was called to order at 6:00 p.m. by President, Junius Hill.

Present were Junius Hill, Scott Watson, Trent Janney, Donald Hall, Patricia Lougheed, Michael Young, Jeff Gerber and Vincent DeGennaro (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 eight (8) Directors in attendance.

APPROVAL OF MINUTES

A motion was made by Junius Hill and seconded by Trent Janney to approve the minutes from the March 14, 2023 Board of Directors meeting as written. None opposed and the motion carried.

RESIDENT MEMBER COMMENTS: None

BUDGET SUMMARY DEBRIEF

The March 2023 financials were emailed to the Board in advance of the meeting. Balances as of March 31, 2023 were:

Operating Account	\$ 61,422.04
Capital Contributions	\$ 33,323.53
Fidelity Investments	<u>\$156,990.51</u>
	\$251,736.08

Accounts Receivable as of March 31st were \$16,500.13. The balance should continue to go down over the next few months.

There are four (4) homeowners in Lien status. Eighty-eight (88) homeowners are in NLA status. The next step will be to send a Notice of Intent to Lien. Two (2) homeowners have a bank foreclosure in progress. All builders are paid in full.

As of March 31st, 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

The Board will discuss the renewal of the 6-month CD at the next Board meeting.

UPDATE – GOODWILL PROGRAM; TOWN HALL/FIRESIDE CHAT

The first Fireside Chat is scheduled for April 18, 2023 with guest speaker Alexandra Compere, Clay County Commissioner. She will provide high level insights on Clay County progress and share current and future Clay County planning that will impact the residents. Refreshments will be served. Two email blasts have been sent requesting residents to RSVP if they would like to attend. To date, seventy (70) residents have signed up.

2023 Q3 GOODWILL PROGRAM PROPOSALS BY BOARD MEMBERS

Several Board members offered suggestions and will bring a plan for the event to the next Board meeting:

- Home Show - to include various vendors offering services of interest to Eagle Landing residents. The event would be held outside on the green and refreshments would be available. A preferred vendor list was also discussed. **Junius Hill**
- First Responder Event – to include PAL and the fire department. Fire trucks, police cars, and a fire Olympics obstacle course would be offered for the children. Safety around the house would also be highlighted for families. **Michael Young**
- Career Night – A college fair would be held, including representatives from trade schools and the military. **Don Hall**

A fireside chat with Clay County Sheriff Michelle Cook was also suggested.

PROPOSED FUTURE SUBCOMMITTEES LIST

To get the community more engaged, the Board agreed that they would like to move forward with the establishment of additional subcommittees. A director lead was selected for each committee and was asked to bring a plan to the next meeting.

- Social Committee – **Don Hall**
- Communications Committee – **Trent Janney**
- Safety Committee – **Vincent DeGenarro**
- Landscape Committee – **Jeff Gerber**
- Covenants Enforcement Committee – Currently, The CAM Team inspector is on the property two times a month. Board members are also reporting violations. Concern was expressed about having homeowners on a committee reporting violations on their neighbors. A suggestion was made to increase The CAM Team inspections to weekly. Further discussion is needed.

PARKING AND OFFICIAL LEGAL OPINION

The question raised is do the governing documents give the Board of Directors authority to regulate or otherwise enforce restrictions on street parking of vehicles within the Association. The Declaration does not restrict street parking in any meaningful way. A legal opinion was received from Attorney Ted Brown. An amendment would need to be approved by members at a meeting of the Association duly called for the purpose of restricting street parking. Junius Hill made a motion to move forward with an amendment to restrict street parking, seconded by Jeff Gerber. None opposed and the motion carried.

Scott Watson provided a presentation on driveway parking and blocking sidewalks. The Covenants and Restrictions state that all vehicles must be parked so as not to impede traffic. Florida statute also states that you cannot park on the sidewalks. To provide consistency, the Board discussed what defines parking on the sidewalk in the community. Scott Watson made a motion to define blocking as when a front tire or rear tire is in the sidewalk area, Trent Janney seconded. The motion carried with six (6) in favor, one (1) opposed, and one (1) abstention.

Jeff Gerber shared a presentation about proposed parking protocol, including:

- No parking across from a driveway
- No parking within 20 feet of a crosswalk or cart crossing
- Park in the direction of traffic

- No parking on the inside of a curve
- No parking across from a T-intersection
- No double parking on the street

Additional suggestions shared by Board members included no parking within 20 feet of a stop sign and the need to deal with vehicles permanently parked on the street.

POTENTIAL CHANGES TO RULES AND REGULATIONS

Landscape – Currently, sod requirements include St. Augustine and Zoysia only. Should Bermuda be added as an option? After discussion, the Board decided to continue as-is.

Yard Waste – Waste Management guidelines for yard waste were shared and will be included in the next newsletter. Yard waste left on the street prior to the scheduled pick-up day and/or for weeks at a time was discussed. Currently, the Rules and Regulations specify garbage and trash, but does not mention yard waste. Should the Rules and Regulations be changed to include yard waste and should enforcement be relaxed from January to April? After discussion, the Board decided that enforcement will continue as-is.

ARC COMMITTEE UPDATE

March was a busy month with thirty-six (36) submissions. A chart was provided showing the breakdown of categories. One ARC was declined. A change needs to be made on the ARC form for windows.

VIOLATIONS REVIEW WITH CANDIDATES IDENTIFIED FOR FINES OR ATTORNEY MEDIATION

Twelve (12) properties were presented for escalation to the Fining Committee. A motion was made by Junius Hill, seconded by Scott Watson, to move the twelve (12) properties to the Fining Committee and charge a \$100.00 fine. None opposed and the motion carried.

BOD COMMENTS/QUESTIONS - None

MEMBER QUESTIONS AND STATEMENTS

A homeowner discussed yard waste and the restriction that it can only be put out on Thursday, the day before the scheduled pick-up. He also shared that when his motor home is in the driveway for cleaning, it will block the sidewalk as he has a shorter driveway.

A homeowner asked the Board to consider that homeowners use the garage and driveway first for vehicles. He also shared that leaving yard waste on a sidewalk causes the same problem as vehicles blocking a sidewalk.

A homeowner in Phase 6 shared concerns about parking as there are sidewalks on both sides of the street and construction is ongoing in this area.

A homeowner asked for help concerning speeding in her area (Autumn Pines Drive). Cars and mailboxes have been hit.

A homeowner asked for additional signage in the community and made a suggestion that each area in the community should have a person involved with the committees.

A homeowner suggested that the CDD and the HOA meet together to help residents understand what each is responsible for.

Adjournment

All business being completed, Scott Watson made a motion to adjourn the meeting, seconded by Trent Janney. None opposed and the meeting was adjourned at 8:08 p.m.

*Approved 5.9.2023
Kathy Melton, CAM*