

**Eagle Landing at Oakleaf Plantation
Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, June 13, 2023**

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, Patricia Loughed, Trent Janney, Jeff Gerber, Vincent DeGennaro, Donald Hall, and Michael Young; 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 Trent Janney and seconded by Scott Watson to approve the minutes from the May 9, 2023 Board of Directors meeting as written. None opposed and the motion carried.

RESIDENT MEMBER COMMENTS: None

BUDGET SUMMARY DEBRIEF

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

Operating Account	\$ 53,618.22
Capital Contributions	\$ 34,240.15
Fidelity Investments	<u>\$158,409.89</u>
	\$246,268.26

Accounts Receivable as of May 31st were \$14,579.08.

There are five (5) homeowners in Lien status. Thirty-one (31) homeowners are in NOIL status. Four (4) homeowners have received a NLA. One (1) homeowner has an active bank foreclosure but the account has a credit balance. All builders are paid in full.

As of May 31st total operating expenses are above budget approximately \$6k.

Funds of \$158k are invested in CDs with Fidelity Investments.

6-month CD - \$57k – Matured 5.17.2023 - \$58k invested in a 9-month CD – Settles 6.14.2023 – 5.35% interest.

9-month CD - \$50k – Matures 8.15.2023 – 4.6% interest

12-month CD - \$50k – Matures 11.15.2023 – 4.7% interest

BOARD REVIEW OF ARC APPEAL

An ARC was submitted in May to alter two landscaping areas and to add an extension to the driveway width and patio depth. One line item requested removal of a street facing Live Oak tree to be replaced with an ornamental Sylvester Palm and was unanimously denied by the ARC Committee. The homeowner filed an appeal with the Board. After discussion, Patricia Lougheed made a motion to deny the appeal, seconded by Junius Hill. The motion carried with five (5) in favor, one (1) opposed, and two (2) abstentions.

FINAL DISCUSSION AND MOTION TO DOUBLE INSPECTIONS

A proposal was submitted from The CAM Team at the last meeting to increase inspections from two (2) to four (4) times per month – Additional \$800.00 per month. Scott Watson discussed the advantages of increasing the number of inspections to provide better quality violations and more consistency. The Board feels that the violations should be done by The CAM Team versus a Covenant Enforcement Committee. A motion was made by Michael Young to approve the proposal and increase inspections to every week. Trent Janney seconded. None opposed and the motion carried. The Board can opt out of the inspection addendum at any time.

GOODWILL INITIATIVE UPDATE – SCOTT WATSON

Scott Watson shared that he arranged for 4th Congressional District Representative Aaron Bean to address the community on Monday, June 26, 2023 from 2:00-3:00 p.m. The meeting will be held at the Eagle Landing Banquet Room and refreshments will be served. The event is open to all residents of Clay County and attendance will be capped at 100. Matt Biagetti will be contacted regarding signage for the event. A motion was made by Scott Watson to approve the event with Rep. Aaron Bean and a budget up to \$2k. Trent Janney seconded. The motion carried with seven (7) in favor and one (1) abstention. Discussion of 2023 Q4 Goodwill Program proposals was tabled until the next meeting.

BOARD UPDATE ON SUBCOMMITTEE PROGRESS

- **Trent Janney** – Communications – A proposal was discussed that would help the Board and residents communicate better. Use of personal emails and cell phones are subject to legal subpoena. Trent Janney recommended transition to a cloud-based business software – Microsoft 365 Business Standard. A technology company would need to be hired to oversee the project and to provide ongoing tech support services. The cost for tech support will need to be determined, the software will need to be purchased, and new email accounts will need to be set up for Board members. The cost for Microsoft 365 Business Standard is \$12.50 per month per user. The software also has meeting call-in capabilities for up to 300 attendees. A motion was made by Scott Watson to allow Trent Janney to reach out to companies for a demonstration. Michael Young seconded. The motion carried with seven (7) in favor and one (1) opposed.
- **Vincent DeGennaro** – Safety – Three groups have to be involved for roadway and pedestrian safety: HOA, CDD, and CCSO. Traffic calming methods include speed bumps, video cameras, crosswalk widening and enhanced markings, flashing speed signs, stop signs, parking restrictions, and increased police presence. The community must be engaged and several suggestions were presented as to how to involve the residents, including pledges to observe speed limits and the formation of groups to help make the community aware of the consequences of speeding.
- **Don Hall** – Social – An eblast will be sent out on Thursday to solicit volunteers for this committee. Former Board member, Debra Brown, has volunteered to help.
- **Jeff Gerber** – Landscape Committee – Nothing to report this month.

PARKING CCR AMENDMENT – SCOTT WATSON AND JEFF GERBER

A ZOOM meeting was held with Attorney Ted Brown to discuss the parking amendment. The amendment was revised and copies were provided to Board members. After discussion of the wording, Scott Watson

made a motion to approve the amendment and bring it to the community for a vote subject to verifying the final language with the attorney. Junius Hill seconded. None opposed and the motion carried.

PLATFORM FOR REMOTE ACCESS – VINCENT DEGENNARO

Vincent DeGennaro shared that meetings should be open to residents on ZOOM, and especially for Board members when they can't be at the meeting in person. The HOA currently has a ZOOM account. A suggestion was made to use the conference line that the CDD uses. Junius Hill will contact Matt Biagetti to confirm if the HOA can use it for HOA Board meetings.

EDUCATION PLAN – VINCENT DEGENNARO

Vincent DeGennaro feels that more frequent newsletters are needed. Currently, the Association has a quarterly newsletter that is posted on the website and sent via email to residents. The additional newsletters would be topic specific and could include information on common violations, safety concerns, community happenings, recipes, member interviews, and surveys.

ARC REPORT – None

FINING COMMITTEE REPORT

The Committee met on Monday, June 12th. Nine (9) homeowners received notice of the meeting and only two (2) appeared. All fines were upheld.

VIOLATIONS REVIEW WITH CANDIDATES IDENTIFIED FOR FINES OR ATTORNEY MEDIATION

Eight (8) properties were presented for escalation to the Fining Committee. A motion was made by Junius Hill, seconded by Scott Watson, to escalate the eight (8) properties to the Fining Committee and charge a \$100.00 fine. The motion carried with seven (7) in favor and one (1) opposed.

BOD COMMENTS/QUESTIONS

Patricia Lougheed asked how many houses are left with East-West Partners. Only one or two are left.

MEMBER QUESTIONS AND STATEMENTS

A homeowner expressed concern that vendors/delivery people parking on the street causes traffic issues. Communication is important and the homeowner liked the idea of more frequent contact with residents. Finally, a question was raised as to how The CAM Team is being judged by the Board as to the effectiveness of the job they are doing.

A homeowner stated that communication is key as not everyone who closes on a house reads the CC&Rs.

A homeowner has an oak tree that he does not want and requested the Board contact the county to say that residents do not want the oak trees in the community.

A homeowner shared frustration that if he parks an RV in his driveway it will block the sidewalk and he would be in violation. He feels that the rule is unfair to those who live on the sidewalk side of the street.

Adjournment

All business being completed, Junius Hill made a motion to adjourn the meeting, seconded by Scott Watson. None opposed and the meeting was adjourned at 8:50 p.m.

*Approved 7.18.2023
Kathy Melton, CAM*