

**Eagle Landing at Oakleaf Plantation
Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, May 9, 2023**

Minutes

CALL OF ROLL

The meeting was called to order at 6:00 p.m. by Vice-President, Scott Watson.

Present were Scott Watson, Bobby Poole, Trent Janney, Jeff Gerber, and Vincent DeGennaro; 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 Scott Watson and seconded by Jeff Gerber to approve the minutes from the April 11, 2023 Board of Directors meeting as written. The motion carried with four in favor and one abstention.

RESIDENT MEMBER COMMENTS:

A homeowner asked if oak trees are required as part of the landscaping on lots.

A homeowner wanted to discuss the Fining Committee but it will be discussed later in the meeting.

Debra Goodman stated that she would like to join the ARC Committee.

BUDGET SUMMARY DEBRIEF

The April 2023 financials were emailed to the Board in advance of the meeting. Balances as of April 30, 2023 were:

Operating Account	\$ 63,595.84
Capital Contributions	\$ 33,781.01
Fidelity Investments	<u>\$157,107.75</u>
	\$254,484.60

Accounts Receivable as of April 30th were \$12,017.96, which is down approximately \$4k from last month.

There are three (3) homeowners in Lien status. Forty-nine (49) homeowners are in NLA status versus eighty-eight (88) last month. The next step will be to send a Notice of Intent to Lien. Two (2) homeowners have a bank foreclosure in progress, however one (1) has a credit balance. All builders are paid in full.

As of April 30th, total operating expenses are above budget approximately \$2.7k.

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 discussed the renewal of the 6-month CD that renews on May 17th. A motion was made by Scott Watson to renew for 9-months, seconded by Vincent DeGennaro. None opposed. A suggestion was made to reach out to an advisor for professional advice.

PROPOSAL FOR ADDITIONAL INSPECTIONS FROM TWO TO FOUR TIMES PER MONTH

A proposal was submitted from The CAM Team to increase inspections to four times per month – Additional \$800.00 per month. The cost includes personnel expenses, mileage expenses, and administrative support. The proposal was tabled as several Board members felt that there should be an education piece in place for homeowners to understand the CC&Rs.

2023 Q3 GOODWILL PROGRAM PROPOSALS BY BODs

Suggestions from the last meeting included a Home Show, First Responder Event, Career Night, and another Fireside Chat. A suggestion was made to ask the community what they would like to see via email blast or a survey. A motion was made by Scott Watson to schedule the First Responder Event for the next Goodwill project in July, seconded by Trent Janney. None opposed and the motion carried. The Board recommended that the Home Show be held in January.

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.

- Social Committee – Don Hall
- Communications Committee – Trent Janney
- Safety Committee – Vincent DeGennaro
- Landscape Committee – Jeff Gerber
- Covenants Enforcement Committee – On hold

Committees do not involve an amendment to the documents and are appointed by and serve at the discretion of the Board. The topic was tabled for the next meeting.

PARKING CCR AMENDMENT – SCOTT WATSON AND JEFF GERBER

This topic was discussed at the last meeting. To be able to enforce no parking on the street, an amendment to the CC&Rs must be passed by a majority of a quorum at a meeting. Jeff Gerber shared areas of concern that should be addressed in the amendment:

- 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

ARC COMMITTEE UPDATE

Bobby Poole reported that the Committee is looking at the submission process and opportunities for improvement. The timeline for approval is thirty (30) days, but the Committee tries to respond sooner.

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 Scott Watson, seconded by Trent Janney, to move the eight (8) properties to the Fining Committee and charge a \$100.00 fine. None opposed and the motion carried.

BOD COMMENTS/QUESTIONS

Bobby Poole discussed the year-to-date totals for ARCs and Fines.

Trent Janney will have a presentation at the next meeting to streamline Board communications.

MEMBER QUESTIONS AND STATEMENTS

A homeowner feels that weekly inspections of the community is overkill and that input from the community on issues is important.

A homeowner was brought before the Fining Committee and they were disappointed that they could not invite supporters in to the meeting. In addition, they did not see their name on the list at previous meetings.

A homeowner in Phase 6 expressed concern about the speeding in the area.

A homeowner shared that the State Legislature is currently considering increasing the golf cart age to sixteen (16) years old.

A homeowner questioned where multi-generational families can put additional cars if they are not able to park on the street.

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 8:06 p.m.

*Approved 6.13.2023
Kathy Melton, CAM*