

**Eagle Landing at Oakleaf Plantation
Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, July 18, 2023**

Minutes

CALL OF ROLL

The meeting was called to order at 6:01 p.m. by President, Junius Hill.

Present were Junius Hill, Bobby Poole (via Zoom), Patricia Loughheed (via Zoom), Trent Janney, Jeff Gerber (via Zoom), Vincent DeGennaro (via Zoom), 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 Don Hall to approve the minutes from the June 13, 2023 Board of Directors meeting as written. None opposed and the motion carried.

RESIDENT MEMBER COMMENTS: None

BOARD REVIEW OF ARC APPEAL

An ARC request was submitted June 22, 2023 to drill an emergency use well. The request was denied on June 30, 2023 based on CCR Article V, Section 33. Capt. Blane Wilson was in attendance to appeal the decision and to request that the Board amend the CCRs to allow drilling of wells in Eagle Landing. Capt. Wilson consulted an attorney and shared that state statute allows the drilling of wells and the St. Johns River Water Management District said drilling a well was okay. The Association contacted attorney, Ted Brown and he stated that an HOA's declaration is a contract; an agreement between two parties. A homeowner purchasing in Eagle Landing agreed to give up rights that would otherwise and elsewhere be his. A motion was made by Jeff Gerber, and seconded by Trent Janney, to call for a vote. None opposed and the motion carried. Jeff Gerber made a motion to deny the appeal, seconded by Patricia Loughheed. The Board unanimously voted to deny the appeal.

BUDGET SUMMARY DEBRIEF

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

Operating Account	\$ 53,090.25
Capital Contributions	\$ 34,248.58
Fidelity Investments	<u>\$158,567.59</u>
	\$246,746.42

Accounts Receivable as of June 30th were \$11,349.45.

There are four (4) homeowners in Lien status. Seventeen (17) homeowners are in NOIL status. Three (3) 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 June 30th total operating expenses are above budget approximately \$4.6k.

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

9-month CD – \$58k - Matures 3.14.2024 – 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

CCR PARKING AMENDMENT UPDATE

Scott Watson and Jeff Gerber took the lead on this project. An amendment to the Declaration restricting street parking will require approval by a majority of members present in person or by proxy at a duly noticed meeting where a quorum is present. A quorum consists of 5% of the total voting interests entitled to vote. Information will be mailed to all homeowners of record at the end of the week. Enforcement of the parking amendment will be the same as is currently in place: Friendly Reminder, Second Notice, and Final Notice

GOODWILL PROJECT

The first Goodwill Project was held in April with resident and Clay County Commissioner Alexandra Compere and was well-attended. A second event was held on June 24th with 4th Congressional District Representative Aaron Bean. Turnout was not as good as was hoped. A fourth quarter event is being planned. Suggestions included a home show or a meeting with the School Board President for Clay County. A vote will be held next month.

BOD UPDATE ON SUBCOMMITTEE PROGRESS

- **Vincent DeGennaro** – Safety – Six (6) volunteers have come forward to join this Committee. A meeting will be held after August 1st.
- **Don Hall** – Social – A very good response was received from an eblast requesting volunteers. The goal was to find seven (7) to eleven (11) volunteers and more than twenty-eight (28) people responded. Don Hall will coordinate with Vincent DeGennaro to set up an informational meeting for the volunteers of both Committees.
- **Jeff Gerber** – Landscape – Three (3) volunteers showed up for a meeting of the Committee. A plan has been put in place and things will get going over the next couple of weeks.
- **Trent Janney** – Communications – Eight (8) IT companies have been contacted. A stable management system is needed to streamline communications, including ARC requests, emails, etc. Board members and Committee members come and go so the communications system will provide stability. Written proposals are expected by the end of the week. The proposals will be sent to Board members and then the Board will decide if demos of the software are needed.

ARC UPDATE

A chart was shared that showed the number of requests submitted, declined, and auto-declined in 2023. A total of 210 requests have been received year-to-date with 184 of those being approved.

ARC FEE REVIEW

The current ARC fee structure was established over the past seventeen (17) years. The largest fee is \$100.00 for a pool/room addition/screen enclosure. Five unpaid Committee members review the requests. The CAM Team processes the requests at no additional cost to the Association. A motion was made by Junius Hill to restructure the three highest fees and reduce the fees to \$50.00. Trent Janney

seconded. Discussion included a concern about making an ad hoc decision to reduce fees and that time invested supports not reducing the fees. Junius Hill withdrew the motion.

VIOLATIONS REVIEW WITH CANDIDATES IDENTIFIED FOR FINES OR ATTORNEY MEDIATION

Thirteen (13) properties were presented for escalation to the Fining Committee. A motion was made by Junius Hill, seconded by Michael Young, to escalate the thirteen (13) properties to the Fining Committee and charge a \$100.00 fine. The motion carried with five (5) in favor, one (1) opposed. Two Board members were not available when the vote was taken.

BOD COMMENTS/QUESTIONS: None

MEMBER QUESTIONS AND STATEMENTS

A homeowner questioned how the parking amendment will be enforced with service vehicles. A revision is needed that takes resident input into account. Concern was expressed about the communications program and potential costs to the Association.

Several homeowners expressed concerns about the definition of a curve and how mail service will be affected.

A homeowner shared his displeasure with letters being sent right after July 4th and that money spent on the letters was wasted.

Several homeowners discussed the restrictions currently in place for the removal of live oak trees. Removal of these trees must be submitted to the ARC Committee. The Eagle Landing landscaping requirements are on the website.

A homeowner asked about the violation process, how often inspections take place, and whether common areas are inspected.

Several homeowners discussed fines that they received. One shared that his fine was supposed to come back to the Board and the other felt that he received conflicting information from The CAM Team.

A homeowner asked how to join a committee. Send an email to: eaglelandingbod@gmail.com

Adjournment

All business being completed, Trent Janney made a motion to adjourn the meeting, seconded by Junius Hill. None opposed and the meeting was adjourned at 8:25 p.m.

Approved 8.15.2023
Kathy Melton, CAM