

**Eagle Landing at Oakleaf Plantation
Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, August 15, 2023**

Minutes

CALL OF ROLL

The meeting was called to order at 7:20 p.m. by President, Junius Hill.

Present were Junius Hill, Bobby Poole, Patricia Lougheed, 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.

RESIDENT MEMBER COMMENTS: None

APPROVAL OF MINUTES

A motion was made by Trent Janney and seconded by Bobby Poole to approve the minutes from the July 18, 2023 Board of Directors meeting as written. None opposed and the motion carried.

BUDGET UPDATE BY THE CAM TEAM

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

Operating Account	\$ 46,929.05
Capital Contributions	\$ 34,257.30
Fidelity Investments	<u>\$158,653.34</u>
	\$239,839.69

Accounts Receivable as of July 31st were \$13,033.42.

There are four (4) homeowners in Lien status. Ten (10) homeowners are in NOIL status. Two (2) homeowners have received a NLA. Two (2) homeowner have an active bank foreclosure; one has a credit balance. All builders are paid in full.

As of July 31st total operating expenses are above budget approximately \$7.5k.

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

A 9-month CD matured on August 15, 2023. A motion was made by Junius Hill, seconded by Jeff Gerber, to reinvest the funds in a 1-year CD.

DISCUSSION AND MOTION ON ROLLING 12-MONTH VS CALENDAR YEAR VIOLATION COLLECTION

Currently, violations are collected on a calendar year basis. The Fining Committee recommended the Board adopt a rolling 12-month data collection for violations. A motion was made by Junius Hill to adopt a 12-month rolling cycle for violations. Michael Young seconded. None opposed.

BOARD DISCUSSION AND MOTION ON FORWARDING JULY FINES

Two (2) properties were presented for escalation to the Fining Committee. A motion was made by Junius Hill, seconded by Michael Young, to escalate the two (2) properties to the Fining Committee and charge a \$100.00 fine. None opposed and the motion carried.

BOARD OF DIRECTORS COMMENTS/QUESTIONS:

Vincent DeGennaro shared that Waste Management should be held accountable for leaving trash in the neighborhood. Homeowners are encouraged to contact Waste Management with any issues.

Don Hall spoke to the passage of the parking amendment and acknowledged that change is painful, but to do nothing would have been irresponsible. Residents need to give the process a chance.

Jeff Gerber shared that the HOA website has a lot of useful information on it and residents should utilize this resource.

Bobby Poole questioned how to engage people who don't show up to the meetings and shared that the Association has the capacity to improve involvement in the meetings.

Trent Janney reported that he is vetting companies to provide a better communication platform for the Board.

MEMBER QUESTIONS AND STATEMENTS

Several homeowners shared concerns about the newly adopted parking amendment including the wording of the amendment, whether trash cans in the street would be considered impeding traffic, and whether parking in cul-de-sacs would be considered parking on an inside curve.

A homeowner expressed frustration that she had received fines concerning the parking of therapists who are on property to work with her special needs son. The Board asked her to email information to the Board email.

A homeowner shared concerns about wildfire mitigation in the preserve areas and asked the HOA and CDD to partner to address this issue.

A homeowner discussed safety concerns with children driving golf carts in the community.

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 8:16 p.m.

Approved 9.19.2023
Kathy Melton, CAM