

**Eagle Landing at Oakleaf Plantation
Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, September 19, 2023**

Minutes

CALL OF ROLL

The meeting was called to order at 6:03 p.m. by President, Junius Hill.

Present were Junius Hill, Bobby Poole, Donald Hall, Patricia Lougheed, Michael Young, Vincent DeGennaro, and Jeff Gerber (via 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 seven (7) Directors in attendance.

RESIDENT MEMBER COMMENTS:

A homeowner asked if there was any progress with setting up virtual options for meetings.

APPROVAL OF MINUTES

A motion was made by Michael Young and seconded by Vincent DeGennaro to approve the minutes from the August 15, 2023 Special Meeting of Members and the August 15, 2023 Board of Directors meeting as written. None opposed and the motion carried.

BUDGET UPDATE BY THE CAM TEAM

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

Operating Account	\$ 40,983.77
Capital Contributions	\$ 34,566.03
Fidelity Investments	<u>\$160,366.23</u>
	\$235,916.03

Accounts Receivable as of August 31st were \$13,459.16.

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

As of August 31st total operating expenses are above budget approximately \$8.5k.

Funds of \$160k are invested in CDs with Fidelity Investments.

9-month CD – \$58k – Matures 3.14.2024 – 5.35% interest
12-month CD - \$52k – Matures 8.21.2024 – 5.5% interest
12-month CD - \$50k – Matures 11.15.2023 – 4.7% interest

*Approved 10.10.2023
Kathy Melton, CAM*

REVIEW AUGUST 2023 EL FINANCIAL

The Accounts Receivable balance is made up of owners in Intent to Lien status, Lien status, Foreclosure and with unpaid fines. Efforts are continuing to collect past due amounts.

NOMINATION OF BOD REPLACEMENT

Scott Watson resigned from the Board effective September 11, 2023. A replacement will fill out the remainder of his three (3) year term. Jeff Gerber recommended that Chris Presley be appointed to fill the seat. Don Hall recommended that the candidate with the next highest vote count from the Annual Meeting be appointed to fill the vacancy. A suggestion was made to send out an email to the community soliciting interest from homeowners. Bobby Poole made a motion to table consideration of a replacement until interest is solicited from the community and that the item be added to the agenda for a vote at the next meeting, seconded by Vincent DeGennaro. None opposed and the motion carried.

NOMINATION OF BOD VP

Michael Young expressed interest in filling the Vice-President role. A motion was made by Patricia Lougheed to appoint Michael Young as the Vice-President, seconded by Junius Hill. None opposed and the motion carried.

ARC UPDATES AND APPEALS

Two homeowners submitted appeals regarding the ARC denial to remove trees.

- A homeowner submitted a request to remove two (2) trees due to interior tile being damaged by the roots. The ARC denied the request. A motion was made by Michael Young to uphold the denial and the homeowner can request to move the trees with no additional ARC fee being charged, seconded by Junius Hill. The motion carried with seven (7) in favor and one (1) opposed.
- A homeowner requested removal of the required live oak tree stating that tree will eventually impact the driveway. The ARC Committee unanimously voted to deny the request. A suggestion was made to discuss the live oak requirement at a future meeting. Patricia Lougheed made a motion to uphold the denial and the homeowner can resubmit the application with another approved tree, seconded by Michael Young. The motion was amended to state that the homeowner would have to resubmit with a plan to move the required live oak tree. The motion carried with five (5) in favor and one (1) abstention. Jeff Gerber left the meeting prior to the vote being taken.

2024 ARC SUBCOMMITTEE PLANNING

Currently, the ARC has five (5) committee members and at least one (1) will vacate at the end of the year. Currently, only three (3) members consistently review and approve/deny requests. There is a high risk of turnover due to the committee being made up of volunteer members and the workload required. The training of new members is an arduous process and Junius Hill proposed a solution by engaging a professional ARC consultant. He will provide more information at the next meeting. Patricia Lougheed stated that the discussion should be among the ARC Committee members and that a consultant is not needed for regular ARC approvals but could be useful for the six (6) retail lots. The matter was tabled until the next meeting.

SUBCOMMITTEE DEBRIEF

- Social Subcommittee – Don Hall – An informational meeting was held last Thursday. The Committee is energetic and full of ideas. Another meeting is scheduled for this next Thursday where members will prioritize ideas. A report will be provided in October.
- Safety Subcommittee – Vincent DeGennaro – The members will be meeting in a couple of weeks. The Board approved engaging CCSO to discuss various options for traffic calming. The Committee will be discussing plans to improve safety in the community, including children traveling to and from school.

- Landscape Subcommittee – Jeff Gerber – No report
- Communications Subcommittee – Trent Janney – Report will be presented at the next meeting.

BOARD DISCUSSION AND MOTION ON FORWARDING AUGUST FINES

Five (5) properties were presented for escalation to the Fining Committee. A motion was made by Junius Hill, seconded by Michael Young, to add an additional property for consideration. None opposed and the motion carried. A motion was made by Patricia Loughheed to escalate the six (6) properties to the Fining Committee and charge a \$100.00 fine, seconded by Bobby Pool. None opposed and the motion carried.

BOARD OF DIRECTORS COMMENTS/QUESTIONS:

Vincent DeGennaro shared that he has presented several educational missives to the Board for consideration, including mailboxes, fines, etc. Blast emails and the website can be used to share information. Trent Janney can help with communication to residents.

MEMBER QUESTIONS AND STATEMENTS

A homeowner shared that the replacement Board member should be the person with the next highest votes from the Annual Meeting.

A homeowner asked about lots that are not being maintained and whether the Association can mow and charge the homeowner.

A homeowner asked if violations can be removed if they are sent in error.

A homeowner asked for assistance in determining the property line so that a fence can be installed along a conservation area.

Adjournment

All business being completed, the meeting was adjourned at 7:31 p.m.