

**Eagle Landing at Oakleaf Plantation  
Homeowners Association, Inc.  
Board of Directors Meeting  
Tuesday, November 14, 2023**

**Minutes**

**CALL OF ROLL**

The meeting was called to order at 6:00 p.m. by President, Junius Hill.

Present were Junius Hill, Michael Young, Bobby Poole, Trent Janney, Patricia Lougheed, Vincent DeGennaro, and Charlotte Lingard-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 seven (7) 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 October 10, 2023 Board of Directors meeting as written. None opposed and the motion carried.

**2023 YTD FINANCIAL UPDATE – THE CAM TEAM**

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

Operating Account	\$ 31,822.78
Capital Contributions	\$ 34,583.35
Fidelity Investments	<u>\$160,378.20</u>
	\$226,784.33

Accounts Receivable as of October 31<sup>st</sup> were \$17,241.91.

There are twelve (12) homeowners in Lien status. One (1) homeowners has received a NLA. Three (3) 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 October 31<sup>st</sup>, total operating expenses are above budget approximately \$6.7k.

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

Bobby Poole, Treasurer, recommended renewing the 12-month CD that is maturing on November 15<sup>th</sup> for another year. A motion was made by Junius Hill and seconded by Vincent DeGennaro to purchase a 12-month CD. None opposed and the motion carried.

A collection tracker was shared with the Board showing the outstanding receivables. One (1) Notice of Intent to Lien will be filed.

#### **2024 BUDGET APPROVAL**

Due to a change in Florida Statutes, the estimated 2023 surplus (\$16,900.00) must be accounted for in the new budget. Two proposed budgets were discussed. Assessments are to remain at \$50.00 per year per lot. Exhibit A budgeted \$10k for ARC Income, while Exhibit B budgeted \$15K. After discussion, Bobby Poole made a motion to approve the Exhibit B budget, seconded by Michael Young. None opposed and the motion carried.

#### **BOARD APPOINTMENT OF FINES SUBCOMMITTEE MEMBER**

Junius Hill reached out to all the candidates who provided resumes for the vacant seat on the Board but were not selected to see if they would like to join the Fining Committee. Chris Presley expressed interest. Charles Rhett Maner also expressed interest through the Fining Committee. A motion was made by Bobby Poole and seconded by Vincent DeGennaro to appoint Mr. Presley and Mr. Maner to the Fining Committee. Also, Brandy Kosecki expressed interest in joining the ARC Committee. Junius Hill made a motion to appoint Ms. Kosecki to the ARC Committee, seconded by Patricia Lougheed. None opposed and the motion carried.

#### **R&R AMENDMENT ON GRASS STRIP RIGHT OF WAY MAINTENANCE**

A homeowner has claimed that the grass strip right of way (between the sidewalk and the street) is the responsibility of the Eagle Landing CDD to maintain. In fact, the sidewalks and the strip of grass bordering sidewalks and the street are owned by the county and the county provides homeowners Right of Way. Michael Young researched the issue and provided information that cites statutes and litigation showing that the owner of the easement is responsible for the maintenance of the easement.

#### **ARC APPEAL**

A homeowner removed a Live Oak tree without permission. An ARC was submitted and was denied by the ARC Committee. The owner submitted an appeal stating that he had issues with the tree damaging sod and curbing. A Pindo Palm Tree was planted to replace the Live Oak. ARC Guidelines require a street tree such as a Live Oak. The replacement tree does not meet the requirement. After discussion, Trent Janney made a motion to deny the appeal, seconded by Michael Young. None opposed and the motion carried.

#### **VINCENT DEGENNARO MISSIVES**

Vincent DeGennaro shared that information should be provided to homeowners on how to correct certain violations that occur, such as mailboxes and trash. For example, where can you go to get information on repairing/replacing mailboxes and when are residents supposed to put trash out at the curb? Additional topics could include fines and maintaining the strip between the sidewalk and street. Information will be shared on the website and in the upcoming newsletter.

#### **SUBCOMMITTEE UPDATES**

- Social Subcommittee – Debra Brown said the group is starting to gel and a consistent core group of members are involved. Plans are in the works for a winter walkabout where residents can open their homes to neighbors for dessert, hot chocolate, adult beverages, etc. A map would be provided showing houses that are participating. The Committee is also looking at a plan to greet new families moving into the neighborhood and benevolence.

- Safety Subcommittee – Vincent DeGennaro reported that the CCSO Sheriff’s Net meeting was very well attended. He spoke to a deputy who said he would follow up on safety items that the Committee would like to implement but no one has gotten back in touch. Bobby Poole offered his assistance.
- Landscape Subcommittee – Jeff Gerber – None
- Communications Subcommittee – Trent Janney shared that the cost for IT support, such as AT-NET SERVICES, is prohibitively expensive. He will be making small changes and build out from there. A direct email address is being set up for the Social Committee and he will work with Management to discuss how to tap into SmartWebs regarding violations and ARCs.

**BOARD DISCUSSION AND MOTION ON FORWARDING SEPTEMBER FINES**

Sixteen (16) properties were presented for escalation to the Fining Committee. A motion was made by Trent Janney to escalate the sixteen (16) properties to the Fining Committee and charge a \$100.00 fine, seconded by Junius Hill. A question was raised about one property as improvement had been noted. The motion was amended to remove the property from the list. A vote was called on the amended motion. None opposed and the motion carried. The Fining Committee requested that an eight (8) minute window be scheduled for each hearing.

**BOARD OF DIRECTORS COMMENTS/QUESTIONS:**

Patricia Lougheed shared that an email had been sent regarding a vacant lot that had been sold and that the building plans will need to be reviewed. Patricia Lougheed made a motion to have East-West Partners complete the ARC review and the ARC fee should be paid to East-West Partners, seconded by Junius Hill. None opposed and the motion carried. The Annual Meeting is set for January 9, 2024. Ms. Lougheed stated that the date should have been approved at a meeting. Patricia Lougheed made a motion to hold the Annual Meeting on the second Tuesday of January going forward, seconded by Junius Hill. None opposed and the motion carried. Ms. Lougheed raised a question about the 2024 budget and did not realize that the \$800.00 per month increase for additional violation drive-throughs had been approved. She also requested to add a “Secretary’s Report” to the next agenda.

**MEMBER QUESTIONS AND STATEMENTS**

A homeowner questioned whether the Board is aware that there are lots in the community that did not ever have a Live Oak Tree.

A homeowner stated that East-West Partners should not receive the full ARC fee and that it should be split 50-50 with the Association as has been done in the past.

A homeowner asked that a link to the Eagle Landing HOA website be put on the Eagle Landing Online website under the HOA section.

A homeowner asked if crepe myrtles and hedges can be removed. An ARC must be submitted for exterior changes.

A homeowner suggested that a letter be sent to homeowners regarding mailboxes and provide options that homeowners have for repairs/replacements.

**Adjournment**

All business being completed Trent Janney made a motion to adjourn the meeting, seconded by Michael Young. None opposed and the meeting was adjourned at 7:33 p.m.

*Approved 12.12.2023 Kathy Melton, CAM*