

**Eagle Landing at Oakleaf Plantation
Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, December 12, 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, Patricia Loughheed, 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 six (6) Directors in attendance.

RESIDENT MEMBER COMMENTS: None

APPROVAL OF MINUTES

A motion was made by Junius Hill and seconded by Michael Young to approve the minutes from the November 14, 2023 Board of Directors meeting as written. None opposed and the motion carried.

2023 YTD FINANCIAL UPDATE – THE CAM TEAM

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

Operating Account	\$ 27,341.05
Capital Contributions	\$ 34,591.88
Fidelity Investments	<u>\$162,908.56</u>
	\$224,841.49

Accounts Receivable as of November 30th were \$14,841.16.

There are eleven (11) homeowners in Lien status. One (1) homeowner has received a NLA. Three (3) homeowners have an active bank foreclosure. One has a credit balance. All builders are paid in full.

As of November 30th, total operating expenses are above budget approximately \$9k.

Funds of \$162.9k 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 11.29.2024– 5.5% interest

A collection tracker was shared with the Board showing the outstanding receivables.

The Board asked that the tax return be shared with the Board when prepared and that a Board member sign it.

SECRETARY NOTES – V.P. LOUGHEED

Patricia Lougheed shared that per Florida Statute 720.303(2)(a) Board members can communicate via email but can only vote in person. Section 4 discusses Official Records and what records are required. Section 5 states that records must be kept within the state and are open to homeowners upon request.

STATE OF THE HOA – JUNIUS HILL

The ARC transitioned from the Developer to the HOA in January 2023. The Annual Meeting saw only 10% of the community ballots returned. HOA Goodwill programs were initiated to provide enhanced community value and encourage resident member engagement. Two Goodwill programs delivered with high profile state leaders who could impact community standards: County Commissioner, Alexandra Compere and Congressman Aaron Bean. Four new subcommittees were formed in May: Social, Landscape, Safety, and Communications.

The Board approved a contract to double community inspections in June to ensure full and fair compliance throughout the community. A special member meeting was held in August at which a parking amendment to CCR Article V, Section 14(e) was overwhelmingly approved by a 3:1 vote. The Board approved a violation recognition period for a rolling twelve (12) months versus a calendar year. The Board approved a 2024 budget that recognizes a forward-looking balance sheet that holds annual dues steady while ensuring that obligations are met and positive homeowner values are maintained.

A 2023 YTD overview of the ARC was provided. The Association assumed control of the Committee on January 2, 2023. A total of 328 ARC requests were submitted by residents from January to November 2023. Approximately 90% of the submissions were approved. There have been four (4) appeals and all were upheld by the Board. A chart was shared highlighting submissions by month, with May having the most forms turned in. A breakdown of type of submission was also shared and Exterior Paint and Roofs accounted for 102 of the ARC requests.

SUBCOMMITTEE UPDATES

- Social Subcommittee – Debra Brown shared that a walk-about is being put together for Christmas. An email blast will be sent out about the event.
- Safety Subcommittee – Vincent DeGennaro – None
- Landscape Subcommittee – Jeff Gerber – None
- Communications Subcommittee – Trent Janney - None

BOARD DISCUSSION AND MOTION ON FORWARDING DECEMBER FINES

Five (5) properties were presented for escalation to the Fining Committee. A question was raised about two (2) properties were already charged a fine and had been sent to the Fining Committee. A motion was made by Junius Hill to escalate the five (5) properties to the Fining Committee, subject to confirmation that none are duplications, and to charge a \$100.00 fine, seconded by Vincent DeGennaro. The motion carried with five (5) in favor and one (1) opposed.

BOARD OF DIRECTORS COMMENTS/QUESTIONS:

Jeff Gerber shared that the HOA newsletter that is posted on the Eagle Landing HOA site should also be put on the Facebook site.

Junius Hill shared that Bobby Poole and Jeff Gerber are not running for reelection to the Board. No election will be necessary at the January Annual Meeting.

Michael Young asked that Board members be diligent about reading emails, including attached .pdf files, so that decisions will not have to be postponed in the future.

Vincent DeGennaro shared that violations need to be specific about what the violation is and the reason text needs to be on each letter.

Bobby Poole said there are more potholes throughout the community and that the streets will continue to deteriorate. The CDD and the HOA should work together to get the County involved.

MEMBER QUESTIONS AND STATEMENTS

A homeowner mentioned that electronic records are allowed.

A homeowner suggested that debris in the streets needs to be cleaned up.

Adjournment

All business being completed Patricia Loughheed made a motion to adjourn the meeting, seconded by Michael Young. None opposed and the meeting was adjourned at 7:12 p.m.

Approved 2.13.2024
Kathy Melton, CAM