

**Eagle Landing at Oakleaf Plantation  
Homeowners Association, Inc.  
Board of Directors Meeting  
Tuesday, February 13, 2024**

**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, Chris Presley, 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 six (6) Directors in attendance.

**RESIDENT MEMBER COMMENTS:** None

**APPROVAL OF MINUTES**

A motion was made by Vincent DeGennaro, seconded by Chris Presley, to approve the minutes from the December 12, 2023 Board of Directors meeting and January 9, 2024 Annual Meeting as written. None opposed and the motion carried.

**2024 YTD FINANCIAL UPDATE – THE CAM TEAM**

The January 2024 financials were emailed to the Board in advance of the meeting. Balances as of January 31, 2024 were:

Operating Account	\$ 67,278.22
Capital Contributions	\$ 35,059.60
Fidelity Investments	<u>\$163,133.51</u>
	\$265,471.33

Accounts Receivable as of January 31<sup>st</sup> were \$34,537.76.

There are nine (9) homeowners in Lien status. One (1) homeowner has received an Intent to Lien. Three (3) homeowners have an active bank foreclosure. One has a zero balance. All builders are paid in full.

As of January 31<sup>st</sup> total operating expenses are below budget approximately \$3.5k.

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.

## **ANNUAL MEETING SUMMARY**

The Annual Meeting was held on January 9, 2024. Attendance was down as only thirty-eight (38) homeowners were present in person or by proxy. A quorum of 75 homeowners is required for an official meeting to be held. There were three (3) open seats for the Board but only one (1) homeowner expressed interest in joining the Board. There are two vacant seats and that information was shared in the newsletter that was emailed today. Anyone interested in joining the Board should email [eaglelandingbod@gmail.com](mailto:eaglelandingbod@gmail.com). Also, there are two (2) open positions on the ARC Committee.

## **HOA LAW FIRM PROSPECTS**

The same law firm has handled the Association matters for the past two years. There is dissatisfaction with the current attorney concerning complex HOA matters. A serious matter with a homeowner regarding parking has been continuing since the summer with no resolution. Rate sheets were provided for three attorneys: Ted K. Brown, Cobb & Gonzalez, and McCabe|Ronsman. The Board requested references from the latter two firms and Junius Hill will prepare questions that can be forwarded. A motion was made by Patricia Loughheed to research securing a new attorney for the Association, seconded by Junius Hill. None opposed and the motion carried.

## **BOD 2024 PRIORITIES**

- CC&R Amendments – The Board discussed the issue of live oaks and what trees might be acceptable replacements. The Landscaping Specifications/ARC Guidelines would have to be revised. A suggestion was made to have Pat's Nursery come in to address the community as a Goodwill Project and to allow homeowners to have a voice as to changes that need to be made. Patricia Loughheed will research whether live oaks were required as part of the original declaration for Eagle Landing.
- Violation Process Improvement – The process needs to be defined and then decisions need to be made as to where changes are needed. Procedures need to be communicated to homeowners so that they understand how the process works. Junius Hill will work with Management to tighten up the procedures.
- Goodwill Projects – A landscape project with Pat's Nursery was discussed earlier.
- ARC and Landscape Changes/Amendments – Updates to the Landscape Specifications, and specifically live oaks, were discussed previously.
- Other Potential Changes Designed to Meet Conventional Times – Management shared that there is a bill currently before the Florida State Legislature (HB 173) that would require HOAs to "donate" 15% of their gross revenue to the county in which they reside. Homeowners should contact their Florida state representative/senator to express their opposition to this bill.

## **BOD VIOLATIONS AND FINES REVIEW**

Twenty (20) violations were recommended to be forwarded for fines. The Fining Committee has requested that no more than fourteen (14) be forwarded at one time. Fining Committee members were in attendance said that they would review all of the cases. A motion was made by Junius Hill to send nineteen (19) properties for escalation to the Fining Committee and to charge a \$100.00 fine, seconded by Michael Young. None opposed and the motion carried.

**SUBCOMMITTEE UPDATES:** None

**BOARD OF DIRECTORS COMMENTS/QUESTIONS:** None

## **MEMBER QUESTIONS AND STATEMENTS**

A homeowner asked for assistance in locating the water shut-off/cleanout for his property.

A homeowner asked about colored lights on houses. Lights are supposed to be only bright white.

A homeowner asked about the violation process and expressed concerns about speeding in the community. In addition, there are sheds being installed on a property adjacent to Eagle Landing and code enforcement has been notified.

A homeowner asked if a wall can be installed between the property with the sheds and the community. Street signs need to be upgraded at Autumn Pines and Spanish Bay. Concerns were expressed about properties with no mulch, weeds in yards, mold on houses, etc. Trees have been installed between the sidewalk and the street on a property.

A homeowner shared that the HOA needs to help with increased CCSO patrols at Halloween.

A homeowner asked about when a light will be installed at the entrance to Eagle Landing.

Patricia Loughheed had a Board member comment to share concerning an email that was sent by Management about the Association tax return. A motion was made by Patricia Loughheed that if an email is sent out by Management requesting the Board to do something it must be on the next meeting agenda, seconded by Vincent DeGennaro. The motion failed with two (2) in favor and four (4) opposed.

#### **Adjournment**

All business being completed Junius Hill made a motion to adjourn the meeting, seconded by Michael Young. None opposed and the meeting was adjourned at 7:52 p.m.

Approved by Board  
3.19.2024  
Gina M. Cavall