

**Eagle Landing at Oakleaf Plantation
Homeowners Association, Inc.
Annual Membership Meeting and Election
Tuesday, January 9, 2024**

Minutes

CALL OF ROLL AND CERTIFYING OF PROXIES

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

Present were Junius Hill, Michael Young, Bobby Poole, 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 mailed to all owners of record on November 8, 2023 and December 20, 2023.

DETERMINATION OF QUORUM

A quorum of members (in person or by proxy) was not met.

APPROVAL OF MINUTES

No minutes were presented for approval.

ELECTION OF DIRECTORS

An election was not necessary as only one (1) Notice of Intent to be a Candidate form was received for three (3) open positions. Chris Presley will join the Board. Bobby Poole was thanked for his service to the community.

MANAGEMENT REPORT

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

Operating Account	\$ 46,414.38
Capital Contributions	\$ 35,050.13
Fidelity Investments	<u>\$163,115.59</u>
	\$244,580.10

Accounts Receivable as of December 31st were \$15,228.26.

There are ten (10) homeowners in Lien status. One (1) homeowner has received a NLA. Two (2) homeowners have an active bank foreclosure; one has a zero balance. All builders are paid in full.

As of December 31st, total operating expenses are above budget approximately \$12.5k.

\$162.9k is invested in CDs with Fidelity Investments.

UNFINISHED BUSINESS: None

OPEN FORUM

The Board opened the floor for member comments and questions. The topics discussed included:

- Allowing residents to have more of a say in the decisions for the community.

- A parking letter sent with incorrect verbiage and The CAM Team office stating parking is not allowed on the streets.
- Soliciting donations from local businesses as incentive for more homeowners to attend meetings.

Adjournment

All business being completed, the meeting was adjourned at 6:32p.m.

A brief organizational meeting was held at the conclusion of the Annual Meeting. The officers for 2024 are:

Junius Hill, President
Michael Young, Vice-President
Patricia Lougheed, Secretary
Chris Presley, Treasurer
Trent Janney, Director
Vincent DeGennaro, Director
Charlotte Lingard-Young, Director

Approved 2.13.2024
Kathy Melton, CAM