

**Eagle Landing at Oakleaf Plantation
Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, March 19, 2024**

Minutes

CALL OF ROLL

The meeting was called to order at 6:01 p.m. by President, Junius Hill.

Present were Junius Hill, Michael Young, Chris Presley, Patricia Loughheed, Trent Janney, Vincent DeGennaro, and Charlotte Lingard-Young; Gina Cabral, 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 resident expressed concern over speeding in the neighborhood, specifically around bus stops. The Board explained that since the roads are county owned roads, it would be up to the Clay County Sheriff's Office to enforce speeding. It was suggested that the homeowner reach out to the sheriff's office to report the speeding.

APPROVAL OF MINUTES

A motion was made by Trent Janney, seconded by Chris Presley, to approve the minutes from the February 13, 2024 Board Meeting as written. None opposed and the motion carried.

2024 YTD FINANCIAL UPDATE – THE CAM TEAM

The February 2024 financials were emailed to the Board in advance of the meeting. Balances as of February 29, 2024 were:

Operating Account	\$ 66,638.12
Capital Contributions	\$ 35,067.96
Fidelity Investments	<u>\$163,068.60</u>
	\$264,774.68

Accounts Receivable as of February 29th were \$31,847.09.

There are seven (7) homeowners in Lien status. One (1) homeowner has received an Intent to Lien. Four (4) homeowners have an active bank foreclosure. One has a zero balance. All builders are paid in full.

As of February 29th total operating expenses are below budget approximately \$5.5k.

Funds of \$162.9k are invested in CDs with Fidelity Investments.

- 9-month CD – \$58k - Matured 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.

HOA LAW FIRM PROSPECTS WITH DIRECTOR DEBRIEF

The Board received additional information and references for Cobb & Gonzalez and McCabe|Ronsman. While both law firms responded quickly to the Board's query, Cobb & Gonzalez became disengaged as the process continued. The Board felt the information received by McCabe|Ronsman was more than sufficient to make an informed decision. A motion was made by Junius Hill to hire a new attorney for the Association, seconded by Michael Young. None opposed and the motion carried. A motion was then made by Michael Young to hire McCabe|Ronsman as the new attorney for the Association, seconded by Trent Janney. Chris Presley abstained. None opposed and the motion carried.

VIOLATION COMMUNICATIONS; AMBIGUITIES, DEFICIENCIES, TIME PERIODS & POTENTIAL AMENDMENTS

Vincent Degennaro discussed the current violation and fining procedures and the issues that currently arise from them. Due to the nature of some of the violations, the Board feels that sometimes homeowners are given too much time to cure a violation. Vincent separated the violations into three (3) different categories: Appearance Violations such as lawn and landscaping, rubbish and trash, mailboxes, yard debris etc., State Law Violations such as parking that blocks the sidewalks, crosswalks and driveways and parking facing traffic, and Safety Violations such as parking contrary to new rules and any obstruction in the street. The process needs to be tightened up and time must be allowed for residents to receive the violations in the mail. The Board was asked to send their suggestions so that the process can be narrowed down and reviewed at the next meeting. A motion was made by Patricia Lougheed to refine the violation and fining process, seconded by Junius Hill. None opposed and the motion carried.

Junius Hill motioned to add additional information to the violation letters, particularly information about where the Eagle Landing Covenants, Conditions, and Restrictions and Rules & Regulations can be found, seconded by Michael Young. None opposed and the motion carried. The CAM Team will ensure that this information is added to the letters.

CCR AND R&R AMENDMENTS; LIGHTING

Due to the growing number of residents installing colored lighting in either their landscaping or on their home without architectural approval, the Board feels that it is time to discuss an amendment to the Rules and Regulations. The discussion included what would be a reasonable timeframe for colored lights to be allowed, defining the holidays that colored lights can be used and what is considered excessive lighting. The Board realizes that this is a complex discussion that will be considered over the next couple of meetings.

ARC AMENDMENT TO ADDRESS COMMUNITY COLOR CHOICES

More research is required for an amendment to exterior color guidelines. The Board will review at the April meeting.

GOODWILL PROJECT FOR JUNE 2024

A community home and garden event will be held during the month of June for the homeowners of Eagle Landing. The Board plans on having Pat's Nursery available to speak about appropriate trees, shrubs, and landscape and possibly a pool expert to speak about pool choices and expected maintenance. Junius Hill motioned to hold this event during the month of June, seconded by Trent Janney. None opposed and the motion carried.

IS IT TIME FOR A HOA FACEBOOK PAGE?

The Board discussed the advantages and disadvantages of having an HOA Facebook page. The CDD Board has a Facebook page that is maintained well, and the HOA page would be maintained in the same manner.

The questions posed were who would be maintaining the page, what information would be published, and will it be a way for homeowners to communicate back to the Board or just outbound information only? Junius Hill motioned to move forward with discovery and additional research, seconded by Chris Presley. None opposed and the motion carried.

BOD VIOLATIONS AND FINES REVIEW

Five (5) violations were recommended to be forwarded for fines. A motion was made by Patricia Lougheed to send five (5) 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:

Vincent Degennaro addressed the speed limit concerns and how homeowners in the Association can utilize the Clay Connect app to report speed limit concerns to the county.

BOARD OF DIRECTORS COMMENTS/QUESTIONS:

Michael Young asked to revisit the Fidelity CDs, specifically the one that has matured. Michael Young motioned to invest the funds from the matured CD into a new CD for 9 months. Junius Hill seconded. None opposed and the motion carried.

Patricia Lougheed would like to see more stage 3 violations included in the fines report.

MEMBER QUESTIONS AND STATEMENTS

A homeowner expressed concerns over the homeless tiny houses outside of the neighborhood.

A homeowner shared concerns over a violation they received regarding colored lights on Valentine's Day.

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 8:02 p.m.

Approved 4.9.2024
Kathy Melton, CAM