

**Eagle Landing at Oakleaf Plantation  
Homeowners Association, Inc.  
Board of Directors Meeting  
Tuesday, April 9, 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 Lougheed, Trent Janney, 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, seconded by Patricia Lougheed, to approve the minutes from the March 19, 2024 Board Meeting as written. None opposed and the motion carried.

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

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

Operating Account	\$ 71,227.92
Capital Contributions	\$ 35,076.32
Fidelity Investments	<u>\$165,435.06</u>
	\$271,739.30

Accounts Receivable as of March 31<sup>st</sup> were \$27,348.05.

There are five (5) homeowners in Lien status. Four (4) homeowners have an active bank foreclosure. One has a zero balance. Seventy-seven (77) homeowners have received a NLA. The final lot closed so there are no more builder lots.

As of March 31<sup>st</sup> total operating expenses are below budget approximately \$8.3k.

Funds of \$165.4 k are invested in CDs with Fidelity Investments.

9-month CD – \$61k – Matures 12.26.2024 – 5.3% 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.

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

The core problem is that the current "cure period" policy does not encourage timely compliance with community rules. The current language of letters needs refinement. A Board task force, working with The CAM Team and the attorney, will rewrite the violations letters. Certain violations, including parking and trash cans, will be moved to a weekly escalation schedule.

## **POTENTIAL CCR AND R&R AMENDMENTS ON FESTIVE LIGHTING**

A growing number of homeowners are installing and displaying festive lighting 24/7 and outside of holidays which is a violation. The Board is considering ways to control the festive lighting and it may be necessary to restrict it to certain holidays and within a specific timeframe. Thoughts from the Board are encouraged for the next meeting. A suggestion was made to send out a blast email that outdoor lighting may be white only. Then the violation process will be used to address any festive lights that remain. The Board will utilize zone assignments to check for improper lighting.

## **ARC AMENDMENT TO ESTABLISH GUIDELINES ON EXTERIOR COLOR CHOICES**

A policy and/or guidelines for exterior paint colors has never existed. The prior ARC (developer) had approved colors outside of the norm towards the end of their tenure which has caused some issues. Exterior paint guidelines have become necessary to avoid confusion and to maintain community standards and harmony. Concern was expressed that residents who had previously approved colors that would not be part of the color suite might be angry if they could not repaint with the color they have. Junius Hill will be meeting with Sherwin Williams to customize an Eagle Landing HOA Color Suite. Michael Young and Patricia Loughheed expressed interest in taking part in the meeting.

## **GOODWILL PROJECT FOR JUNE 2024**

An event planned for exterior home beautification and maintenance is still a work in process. The objective is to invite speakers to address homeowners on lawn, tree, shrub maintenance and the best choices for the community and northern Florida. In addition, speakers will be invited to present ideas on home enhancements such as pools and other outdoor living comforts. Pat's Nursery is too busy to attend but several alternative speakers were discussed.

The Social Committee Chairman, Debra Brown, has established Block Captain teams and requested permission to hold a Meet and Greet with approximately twenty-five (25) Block Captain leaders in the Landing Banquet Room. A motion was made by Junius Hill to approve the \$750.00 budget requested for the Block Captain Meet and Greet, seconded by Michael Young. None opposed and the motion carried.

## **HOA FACEBOOK PAGE; CONSTRUCTION, POLICIES, AND ADMINS**

The Board feels that you cannot have too many lines of communication with residents. The CDD Facebook page is maintained well and negativity is controlled. Controls can be put in place when a HOA FB page is set up. Charlotte Lingard-Young, Trent Janney and Chris Presley volunteered to take the lead on this project.

## **BOD VIOLATIONS AND FINES REVIEW**

Fifty-three (53) properties were recommended to be forwarded for fines. One property was removed as the homeowner has made significant attempts to rectify the violation. A motion was made by Junius Hill to move fifty-two properties forward to the Fining Committee and to charge a \$100.00 fine, seconded by Michael Young. None opposed and the motion carried.

**SUBCOMMITTEE UPDATES:**

- **SOCIAL SUBCOMMITTEE** – None
- **SAFETY SUBCOMMITTEE** – **VINCENT DEGENNARO** – Requested involvement with the Block Captains for this committee.
- **LANDSCAPE SUBCOMMITTEE** – None
- **COMMUNICATIONS SUBCOMMITTEE** – **TRENT JANNEY** - None

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

**MEMBER QUESTIONS AND STATEMENTS**

A homeowner expressed concerns over the homeless village outside of the neighborhood.

A homeowner shared that many homeowners do not know where the cleanouts are located on their property and that the county did not have the information.

A homeowner asked the Board to consider a random inspection day at least once a month, and possibly add an additional random drive through per month.

A homeowner asked how to handle yards with weeds and issues in the rear of properties.

A homeowner shared that “white lights” may need to be defined in terms of LED, lumens, etc.

A homeowner stated that current homeowners need to be able to repaint their home with the same color even if it falls outside of the color suite.

**Adjournment**

All business being completed Michael Young made a motion to adjourn the meeting, seconded by Trent Janney. None opposed and the meeting was adjourned at 7:28 p.m.

Approved 5.14.2024  
Kathy Melton, CAM