

**Eagle Landing at Oakleaf Plantation
Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, May 14, 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, 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 six (6) Directors in attendance.

RESIDENT MEMBER COMMENTS: None

APPROVAL OF MINUTES

A motion was made by Chris Presley, seconded by Vincent DeGennaro, to approve the minutes from the April 9, 2024 Board Meeting as written. None opposed and the motion carried.

2024 YTD FINANCIAL UPDATE – THE CAM TEAM

The April 2024 financials were emailed to the Board in advance of the meeting. Balances as of April 30, 2024 were:

Operating Account	\$ 72,427.68
Capital Contributions	\$ 35,085.55
Fidelity Investments	<u>\$165,388.88</u>
	\$272,902.11

Accounts Receivable as of April 30th were \$25,523.48.

There are four (4) homeowners in Lien status. Four (4) homeowners have an active bank foreclosure. One has a zero balance. Forty-nine (49) homeowners are in NLA status and the next step is a Notice of Intent to Lien.

As of April 30th total operating expenses are below budget approximately \$11k.

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.

HOA/ARC AMENDMENT TO ESTABLISH GUIDELINES ON EXTERIOR COLOR CHOICES

The HOA can make changes to the ARC Guidelines per the Association documents. There are no specific policies on exterior paint colors that currently exist in the documents or the ARC Guidelines assumed from the developer. Exterior paint guidelines have become necessary to avoid confusion and to establish a moderation that maintains community standards and harmony. The Board is considering adoption of a suite of Sherwin Williams color palettes as official Eagle Landing choices. The neutral tone color choices must have a Light Reflective Value (LRV) to meet or exceed a LRV of 30.

Sample color choices were provided: America's Heritage (exterior historic colors), Northern Shores and Seaports (exterior coastal colors), Southern Shores and Beaches (exterior coastal colors), Desert and Southwest Style (exterior inland colors), Suburban Moder (exterior inland colors), and Suburban Traditional (exterior inland colors). The suite of colors will be established on the Sherwin Williams website specifically for Eagle Landing. Residents will be able to color match with other brands of paint.

A motion was made by Junius Hill to adopt a color palette for Eagle Landing, seconded by Michael Young. None opposed and the motion carried. Information will be conveyed in the next newsletter and on the Eagle Landing HOA website.

ARC EXTERIOR PAINT CORRECTION

An ARC for the repaint of a home was approved by the ARC based on the color submitted. Once the house was painted, it became apparent that the color was not a color that should have been approved. The homeowner was not at fault and has agreed to make a color change at the HOA's cost. The contractor has agreed to paint the house for \$5,500.00. Paint colors viewed online or that are submitted with an application can be deceiving. A change in the process can help avoid future issues. Junius Hill made a motion to approve the cost to repaint the house, seconded by Michael Young. None opposed and the motion carried. A suggestion was made that language be added to the approval letter that the color must match what was submitted or the homeowner must repaint.

HOA FACEBOOK PAGE – OBJECTIVE TO MAXIMIZE HOA COMMUNICATION TO RESIDENTS

Trent Janney, Charlotte Lingard-Young, and Chris Presley were tasked with creating an official Eagle Landing HOA Facebook page. The page will be set up with business settings to provide more control as the page is introduced. The page will be simple and direct to start and will be expanded going forward. The purpose of the page is to give the HOA a social media platform to distribute information from the HOA Board to the members of the Eagle Landing community and to reduce the miscommunication that currently takes place on other unofficial Facebook pages. Initially, no responses or posts from members will be allowed. The site will be public to start but will switch to a private site at a later date. A motion was made by Junius Hill to set up the Facebook page, seconded by Vincent DeGennaro. None opposed and the motion carried.

VIOLATION/FINING PROCESS – VINCENT DEGENNARO

Vincent DeGennaro discussed the violation letters and provided suggestions for streamlining the process. Safety issues should go directly to fines, and other violations would receive a friendly reminder and a reoccurrence within two months would be referred to the Board for fines. Safety issues would include parking vehicles contrary to the new rules enacted or placing rubbish and/or yard debris in the street. Appearance violations, including putting rubbish/trash at the curb prematurely, lawn and landscaping violations, trash cans improperly stored, would follow the streamlined process mentioned above. Homeowners with mailbox violations would be given thirty (30) days to cure. If the violations are not corrected, the matter would be referred for fines.

COMMUNITY SAFETY – SPEEDING AND SPEED HUMPS

Vincent DeGennaro shared information regarding installing speed bumps in the community. The process requires a petition to be signed by homeowners that would then be submitted to the Clay County Engineering-Traffic Division Director. Other traffic calming measures, such as electronic speed limit signs, were discussed. The Safety Committee will coordinate with the CDD to determine the best way to proceed.

BOD VIOLATIONS AND FINES REVIEW

Twenty-one (21) properties were recommended to be forwarded for fines. Michael Young made a motion to remove four (4) properties due to a variation in the type of yard waste violation cited, seconded by Trent Janney. None opposed and the motion carried. A motion was made by Junius Hill to move seventeen (17) properties forward to the Fining Committee and to charge a \$100.00 fine, seconded by Chris Presley. None opposed and the motion carried.

BOARD OF DIRECTORS COMMENTS/QUESTIONS: None

MEMBER QUESTIONS AND STATEMENTS

A homeowner questioned whether the roof color should be considered along with paint colors. Also, contractors should guarantee the color used matches what was selected.

A homeowner expressed concern about a vehicle parked on Autumn Pines that does not move.

A suggestion was made to have Clay County notify Management if the truck can not get all of the yard waste on the scheduled day.

Several residents expressed support for the Official Facebook page.

A homeowner shared continuing concerns about the property on Tynes Blvd.

A homeowner expressed interest in joining the Board of Directors.

A homeowner asked what can be done about kids fishing in the ponds.

Adjournment

All business being completed Trent Janney made a motion to adjourn the meeting, seconded by Chris Presley. None opposed and the meeting was adjourned at 8:14 p.m.

Approved 6.11.2024
Kathy Melton, CAM