

**Eagle Landing at Oakleaf Plantation  
Homeowners Association, Inc.  
Board of Directors Meeting  
Tuesday, June 11, 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 Loughheed, 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:**

A homeowner shared that a person up for fines reported that the trash bags cited belonged to their neighbor. All disputes should go through The CAM Team office.

A homeowner asked for assistance with a lawn that is out of control on Green Pine Circle. The matter is with the attorney and forced mows are being done.

A homeowner with a water view lot shared that the gentleman who owns the pond has put up a fence and shrubs. The pond is not part of the Eagle Landing community.

**APPROVAL OF MINUTES**

A motion was made by Trent Janney, seconded by Michael Young, to approve the minutes from the May 14, 2024 Board Meeting as written. None opposed and the motion carried.

**RESIDENT APPEAL TO HOA BOARD**

A homeowner failed to pay the annual HOA dues and was notified on multiple occasions that the assessment was due/overdue. Late fees and collection fees were charged and the matter was turned over to the Association's attorney for collection. The homeowner appealed to the Board to write-off the late fees, collection fees, and attorney fees. A motion was made by Vincent DeGennaro to deny the appeal, seconded by Michael Young. The motion carried with six (6) in favor and one (1) opposed.

A second case was submitted via email with a similar request. The Board reviewed the information. A motion was made by Junius Hill to deny the appeal, seconded by Chris Presley. None opposed and the motion carried.

**HOA CANDIDATE REVIEW**

Two homeowners expressed interest in joining the Board of Directors. Resumes were submitted. Ilona Bimle introduced herself to the Board. May Grogan was in attendance at the previous meeting. A motion was made by Junius Hill to appoint both homeowners to the Board, seconded by Trent Janney. None opposed and the motion carried.

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

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

Operating Account	\$ 64,313.48
Capital Contributions	\$ 35,094.49
Fidelity Investments	<u>\$167,610.86</u>
	\$267,018.83

Accounts Receivable as of May 31<sup>st</sup> were **\$25,924.16**.

**Collection Status Report – May 31, 2024**

- o 2 Homeowners are in Lien status.
- o 39 Homeowners are with McCabe|Ronsman for collections.
- o 4 Homeowners have a bank foreclosure in progress. One has a zero balance.
- o 4 Homeowners have received a NLA and have small balances.

As of May 31<sup>st</sup> total operating expenses are below budget approximately \$12k.

\$165.4k invested with Fidelity Investments.

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

12-mo CD – \$52k – Matures 8.21.2024 – 5.5%

12-mo CD - \$52k – Matures 11.29.2024 – 5.5%

A collection tracker was shared with the Board showing the outstanding receivables.

Trent Janney offered to work with Chris Presley regarding financial projections for the Association. A motion was made by Chris Presley to move forward with developing the financial projections, seconded by Michael Young. None opposed and the motion carried.

Kathy Melton, CAM shared that there are a lot of changes recently passed by the legislature and signed into law by the Governor that will affect HOAs. A synopsis of the changes from McCabe|Ronsman was provided to the Board for review. More information will be coming out from attorneys about the changes in the coming months.

**HOA/ARC AMENDMENT TO ESTABLISH GUIDELINES ON EXTERIOR COLOR CHOICES**

A color palette was approved by the Board at the May meeting. Six (6) color suites were approved and are in the process of being uploaded to the Sherwin-Williams site. The neutral tone color choices must have a Light Reflective Value (LRV) to meet or exceed 30. The Eagle Landing page on the website should be ready to go live on June 21<sup>st</sup>. The addition of the information to the HOA site will be delayed until July 1<sup>st</sup>.

The Sherwin-Williams suite of color palettes for Eagle Landing include: 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). Note that not all of the colors within the palettes will be included on the Eagle Landing page unless they meet the LRV minimum of 30.

### **HOA FACEBOOK PAGE – OBJECTIVE TO MAXIMIZE HOA COMMUNICATION TO RESIDENTS**

The Facebook page should be live by the end of the week. An Office365 account has been set up to be used for the page. A two-step process will be in place for submissions to be posted on the page. Submissions will be reviewed before posted, and separation of duties between who creates official communications and who posts them will be established. The Facebook page will be the official voice for the Board of Directors. Once the page is established, additional enhancements will be worked on.

### **TYING UP LOOSE ENDS – R&R AMENDMENTS**

Exterior color guidelines will require an amendment to the rules and regulations. Junius Hill will contact the attorney for guidance. Patricia Lougheed recommended that the ARC Guidelines be updated to include the color palettes selected. Patricia Lougheed made a motion to review and submit a list of recommendations for Board review as to what needs to be revised in the ARC Guidelines, seconded by Michael Young. The motion carried with seven (7) in favor and one (1) opposed.

### **VIOLATION/FINING PROCESS – VINCENT DEGENNARO**

Vincent DeGennaro reviewed two types of violations: safety and appearance. Currently the process includes three (3) notices being sent, but safety violations (ie that violate state law) should be quicker. One (1) notice should be sent and then the matter should be forwarded to fines. Appearance violations would be given one (1) notice and a recurrence within two (2) months would be forwarded to fines. Mailbox violations would receive one (1) notice and thirty (30) days to make repairs. A motion was made by Vincent DeGennaro to implement changes to the violation process for safety violations, seconded by Junius Hill. The motion carried with seven (7) in favor and one (1) opposed.

### **COMMUNITY SAFETY – SPEEDING AND SPEED HUMPS**

Vincent DeGennaro discussed the traffic calming process and stated that speed bumps are not being considered. The Safety Committee feels that there is too much distracted driving and they would like to circulate a petition to install electronic speed limit signs. The petition would need to be signed by 51% of the homeowners (1 per address) and then submitted to the county so that they can come out and do a traffic survey. Dr. DeGennaro is asking the Board to approve starting the process and allow him to approach the CDD to sign on in support of the effort. A motion was made by Vincent DeGennaro to approve moving forward with the process, seconded by Patricia Lougheed. None opposed and the motion carried.

### **BOD VIOLATIONS AND FINES REVIEW**

A fines hearing was held last night and the results were shared. Thirty-three (33) cases were reviewed and one (1) case was rescheduled. Of the cases reviewed, 94% of the fines were upheld, 6% were rejected and 48% of homeowners receiving notice of the meeting attended.

The candidates for fines were reviewed. Junius Hill made a motion to move nineteen (19) properties forward for fines and to charge a \$100.00 fine, seconded by Trent Janney. The motion carried with seven (7) in favor and one (1) opposed.

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

### **MEMBER QUESTIONS AND STATEMENTS**

A homeowner suggested that the petitions for the traffic calming initiative be taken to the CDD and to all community events.

Questions were raised about the fines process and how long a homeowner has to correct issues.

A homeowner shared that the Board should consider that some residents who travel might not receive violation notices timely.

A homeowner asked if common mailboxes are an option for all of Eagle Landing.

Fishing in the ponds is an issue when residents are on a homeowner's private property.

A homeowner shared an incident where someone rang the doorbell at 2:30am.

**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 7:50 p.m.

Approved 7.9.2024  
Kathy Melton, CAM