

**Eagle Landing at Oakleaf Plantation
Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, August 20, 2024**

Minutes

CALL OF ROLL

The meeting was called to order at 6:02 p.m. by President, Junius Hill.

Present were Junius Hill, Chris Presley, Patricia Lougheed, Vincent DeGennaro, Charlotte Lingard-Young, Ilona Bimle and Mary Grogan; 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 they like the mailboxes with the scrolls on them.

A homeowner asked if the HOA has any oversight for the signs posted at the Sales Center.

APPROVAL OF MINUTES

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

2024 YTD FINANCIAL UPDATE – THE CAM TEAM

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

Operating Account	\$ 49,473.67
Capital Contributions	\$ 35,112.09
Fidelity Investments	<u>\$168,106.71</u>
	\$252,692.47

Accounts Receivable as of July 31st were **\$28,789.41**.

Collection Status Report – July 31, 2024

- 2 Homeowners are in **Lien** status.
- 27 Homeowners are with McCabe | Ronsman for collections.
- 6 Homeowners have a bank foreclosure in progress. Two a zero balance.
- 3 Homeowners have received a NLA and have small balances.

As of July 31st total operating expenses are below budget approximately \$6k.

\$167k is invested with Fidelity Investments.

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

12-mo CD – \$54k – Matures 8.21.2024 – 5.0%

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

A collection tracker was shared with the Board showing the outstanding receivables. Approximately 24.5% of the outstanding receivables are assessments/collection fees while 64.7% are fines.

UPDATE STATE OF THE ARC

The Association has had control of the ARC for a year and a half. The majority of ARC activity takes place during the months of January to March. Year-to-date for 2024, there have been 183 requests submitted with 81% being approved, 8% declined, and 7% auto-declined (meaning the applications were not complete). The top requests for 2024 include exterior painting, roof replacement, and landscape/patio/pergolas. There are currently two (2) vacancies on the ARC Committee.

UPDATE HOA FB PAGE ROLLOUT

Thank you to Charlotte Lingard-Young, Chris Presley, and Trent Janney for getting the official FB page started. The site went live last Friday and to date has 112 members. Verification is being done by address. Board members were asked to provide input as to what needs to go out on the FB page. The next message will be the traffic calming initiative.

UPDATE ON TRAFFIC CALMING – VINCENT DEGENNARO

Information about the project was emailed out to homeowners. Resident input was requested as to where the signs should be installed. The next step involves the county putting in traffic strips to gather data. If the data confirms that signs are needed then petitions would be distributed where needed and signs could be installed. The process will take some time and resident feedback should be closed out by the next Board meeting. Information will be posted on FB.

ARC GUIDELINES UPDATES AND AMENDMENTS – PATRICIA LOUGHEED

Patricia Lougheed shared that the subcommittee solicited members, is incorporating and developing ARC acceptance criteria, and is meeting weekly. A motion was made by Patricia Lougheed to approve the appointment of Patricia Lougheed, Kathey Komandowski, Laurie Fowler, and Sarah Pederson to the subcommittee, seconded by Junius Hill. None opposed and the motion carried. An example was shared concerning Tree Removal and the process the subcommittee is using to evaluate the guidelines. Approximately thirty (30) separate categories have been identified. The process for submittal of an ARC, including documents required, is being reviewed and outlined. It will be project specific. Acceptance criteria will be defined. Sections will be provided to the Board for review as completed and a target date of December for a draft document was suggested. The ARC all in one form and fee structure will be discussed in the future.

CHANGES IMPACTING RESIDENTS, CCRs, AND COMMUNITY STANDARDS

- **NEW SOLID WASTE CONTRACT; IMPACT TO ENFORCEMENT**

New waste service starts on October 1, 2024. A flyer came with the delivery of the new trash receptacle. Residents are urged to read the information to avoid any issues with trash pick-up. Trash cans may be put curbside 24 hours prior to trash day and must be removed and stored out of view 24 hours post pickup. Additional cans/bags are subject to additional charges. Yard waste has additional restrictions, as well.

- **MAILBOX SPECIFICATIONS; MEETING 2024 STANDARDS**

There have been quite a few issues with maintaining the mailboxes and the Board was asked if the mailbox newspaper holder is needed and if the scroll is necessary. A concern was raised that we have been enforcing the mailbox as it is currently approved so a change now could cause problems. Making the newspaper holder/scroll optional would cause a lack of consistency in how the mailboxes look in the community. After discussion, changes to the current mailbox specifications was tabled.

BOD VIOLATIONS AND FINES REVIEW

The candidates for fines were reviewed. Patricia Lougheed made a motion to move the candidates forward to fines, but remove the violation for a boat. The motion failed for lack of a second. A motion was made by Charlotte Lingard-Young to move all of the candidates presented forward to fines and charge a \$100.00 fine, seconded by Chris Presley. The motion carried with six (6) in favor and one (1) opposed.

BOARD OF DIRECTORS COMMENTS/QUESTIONS:

Vincent DeGennaro asked why there is a blank on the Collection Tracker under the paid line. That indicates that the homeowner made payment during the month. Attorney Payment Hold indicates that payments must go through the attorney.

MEMBER QUESTIONS AND STATEMENTS

A homeowner shared that a fine was charged but he had requested that the hearing be rescheduled and he tried to provide proof that the violation had been corrected prior to the meeting but his email bounced back.

A homeowner asked for the process to confirm complaints from a neighbor prior to sending a violation letter out.

Several homeowners shared opinions on the mailbox topic.

Concern was expressed about the new trash cans/yard waste pickups that could cause issues on the streets with access.

Concerns about the new trash company vendor should be directed to the County Commissioners.

ADJOURNMENT

All business being completed Junius Hill made a motion to adjourn the meeting, seconded by Charlotte Lingard-Young. None opposed and the meeting was adjourned at 7:49 p.m.

*Approved 9.10.2024
Kathy Melton, CAM*