

**Eagle Landing at Oakleaf Plantation
Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, July 9, 2024**

Minutes

CALL OF ROLL

The meeting was called to order at 6:00 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. New Board members Ilona Bimle and Mary Grogan were welcomed.

RESIDENT MEMBER COMMENTS: None

APPROVAL OF MINUTES

A motion was made by Patricia Lougheed, seconded by Chris Presley, to approve the minutes from the June 11, 2024 Board Meeting as written. The motion carried with five (5) in favor and two (2) abstentions (Ilona Bimle and Mary Grogan).

2024 YTD FINANCIAL UPDATE – THE CAM TEAM

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

Operating Account	\$ 55,782.19
Capital Contributions	\$ 35,102.56
Fidelity Investments	<u>\$167,848.44</u>
	\$258,733.19

Accounts Receivable as of June 30th were **\$27,837.59**.

Collection Status Report – June 30, 2024

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

As of June 30th total operating expenses are below budget approximately \$8.4k.

\$165.4k is invested with Fidelity Investments.

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

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

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

A 12-month CD was called early by the bank so the funds need to be reinvested. A motion was made by Vincent DeGennaro, seconded by Junius Hill, to invest the funds in a 12-month CD that is call protected. None opposed and the motion carried.

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

UPDATE ARC GO LIVE – EXTERIOR COLOR GUIDELINES

The exterior color guidelines launched on July 1st and were communicated via email blast and the CDD portal. Residents can access the information through the HOA website and the Sherwin Williams website.

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 soon. Trent Janney is integrating a separate Facebook email and setting it up with additional features. Only three (3) people will be able to post items on the page initially. The page will be a place for residents to get official communications from the HOA Board.

EAGLE LANDING TRAFFIC CONTROL AGENDA – VINCENT DEGENNARO

An update was provided about the traffic calming project process. A proposed notification to the community was reviewed and the CDD is onboard with the project. A blast email will be sent from the HOA to residents with the notification letter and an attachment that explains the traffic calming process.

ARC GUIDELINES DOCUMENTS – PATRICIA LOUGHEED

Patricia Lougheed made a motion to revise the current ARC Guidelines (April 2020) in accordance with CCR Article IV, Section 2, seconded by Vincent DeGennaro. None opposed and the motion carried. The revisions will include the transfer of duties from the Developer to HOA control (including delineating requirements for ARC members and future revisions), the exterior color guidelines approved by the Board, requirements of 2024 changes to Florida statute regarding hurricane protection and specificity of denials, and other topics as determined by the revision subcommittee. Patricia Lougheed and Kathy Pacheco would like to be on the subcommittee. Junius Hill made a motion to establish an ARC Revision Subcommittee of three (3) to five (5) members with Patricia Lougheed as chair. Patricia Lougheed seconded. None opposed and the motion carried.

BOD VIOLATIONS AND FINES REVIEW

The candidates for fines were reviewed. Vincent DeGennaro made a motion to move the recommended properties forward for fines and to charge a \$100.00 fine, seconded by Junius Hill. The motion carried with none opposed.

BOARD OF DIRECTORS COMMENTS/QUESTIONS:

Director Charlotte Lingard-Young shared that there are potential issues with trash can violations when areas of the community are missed and residents are told to leave the trash cans out.

MEMBER QUESTIONS AND STATEMENTS

A homeowner asked for clarification as to how the violation process works. A property down the street is adding a garage.

A homeowner asked for information as to the speed limit signs that will be used for traffic calming and whether speed bumps were considered. Several people expressed concern that the sign will not slow motorists down.

ADJOURNMENT

All business being completed Junius Hill made a motion to adjourn the meeting, seconded by Chris Presley. None opposed and the meeting was adjourned at 7:14 p.m.

*Approved 8.20.2024
Kathy Melton, CAM*