

**Eagle Landing at Oakleaf Plantation
Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, October 8, 2024**

Minutes

CALL OF ROLL

The meeting was called to order at 6:00 p.m. by Vice-President, Michael Young.

Present were Michael Young, Chris Presley, Patricia Lougheed, Charlotte Lingard-Young, Ilona Bimle, Mary Grogan, Vincent DeGennaro, and Trent Janney; 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. A reminder blast email was sent out with the agenda on Sunday, October 6, 2024.

DETERMINATION OF QUORUM

A quorum of the Board was met with eight (8) Directors in attendance.

RESIDENT MEMBER COMMENTS:

A homeowner expressed concern about cars parking on the street on Laurel Valley Drive, including double parking, blocking driveway access, and causing issues with the school bus.

APPROVAL OF MINUTES

A motion was made by Chris Presley, seconded by Trent Janney, to approve the minutes from the September 10, 2024 Board Meeting as written. The motion carried with seven (7) in favor and one (1) abstention.

2024 YTD FINANCIAL UPDATE – THE CAM TEAM

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

Operating Account	\$ 40,685.74
Capital Contributions	\$ 35,279.73
Fidelity Investments	<u>\$172,562.20</u>
	\$248,527.67

Accounts Receivable as of September 30th were **\$29,440.12**.

Collection Status Report – September 30, 2024

- 2 Homeowners are in **Lien** status.
- 20 Homeowners are with McCabe | Ronsman for collections.
- 5 Homeowners have a bank foreclosure in progress. Two have a zero balance.
- 10 homeowners have received a NLA.

As of September 30th total operating expenses are below budget approximately \$7.5k.

\$170k is invested with Fidelity Investments.

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

12-mo CD – \$54k – Matures 7.17.2025 – 5.0%

12-mo CD - \$55k – Matures 9.24.2025 – 4.35%

The Association has \$63k to reinvest in a CD. Rates were reviewed and a motion was made by Chris Presley to invest in a 6-month call protected CD, seconded by Michael Young. None opposed and the motion carried.

A collection tracker was shared with the Board showing the outstanding receivables. Two scheduled foreclosure sales were postponed due to suggestion of bankruptcy by the homeowners.

UPDATE ON TRAFFIC CALMING – VINCENT DEGENNARO

A good response was received from the second email blast that was sent along with a map showing proposed locations for the electronic signs. Most responses received were in favor of the initiative. The next step will be to finalize the locations for the signs before the next meeting and engage with the homeowners in those areas to get the petitions signed. Vincent DeGennaro shared that the traffic light at the entrance should be completed soon. The light will remain green on Oakleaf Plantation Parkway and sensors on the light will detect cars on Eagle Landing Parkway that will cause the light to change.

FINES REVIEW CANDIDATES

The candidates for fines were reviewed. Two (2) candidates were removed: one (1) violation has been corrected and one (1) because of the timing of the second notice. A motion was made by Patricia Loughed to move twenty-three (23) candidates forward to fines and charge a \$100.00 fine, seconded by Vincent DeGennaro. None opposed and the motion carried. Efforts to better define the violation letters and fining process are continuing.

BOARD OF DIRECTORS COMMENTS/QUESTIONS:

Vincent DeGennaro shared that the Fines Review Committee has been working on the wording of letters and fining process and will have more information to share next month.

MEMBER QUESTIONS AND STATEMENTS

A homeowner discussed the new trash company and the timing of yard debris being left at the curb by residents.

ADJOURNMENT

All business being completed Chris Presley made a motion to adjourn the meeting, seconded by Trent Janney. None opposed and the meeting was adjourned at 6:50 p.m.

*Approved 11.12.2024
Kathy Melton, CAM*