

**Eagle Landing at Oakleaf Plantation  
Homeowners Association, Inc.  
Board of Directors Meeting  
Tuesday, September 10, 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, Trent Janney, Chris Presley, Patricia Lougheed, Vincent DeGennaro, and Ilona Bimle; 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, September 8, 2024.

**DETERMINATION OF QUORUM**

A quorum of the Board was met with seven (7) Directors in attendance.

**RESIDENT MEMBER COMMENTS:**

A homeowner shared that he is still not receiving blast emails from The CAM Team.

A homeowner discussed the traffic calming initiative.

A homeowner questioned why there is a fee to submit an ARC.

A homeowner suggested foregoing collecting assessments in 2025.

A homeowner asked who has the responsibility to trim trees in the neighborhood.

A homeowner asked about the accounting of fines and how the Board is elected.

A homeowner asked when the new trash collection day is.

A homeowner shared that the Fining Committee has suggestions with regards to the editing of letters.

A homeowner stated that it is not always possible to store debris out of view.

**APPROVAL OF MINUTES**

A motion was made by Trent Janney, seconded by Michael Young, to approve the minutes from the August 20, 2024 Board Meeting as written. None opposed and the motion carried.

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

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

Operating Account	\$ 45,540.90
Capital Contributions	\$ 35,270.74
Fidelity Investments	<u>\$170,481.41</u>
	\$251,230.05

Accounts Receivable as of August 31<sup>st</sup> were **\$29,048.42.**

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

- 2 Homeowners are in **Lien** status.
- 22 Homeowners are with McCabe | Ronsman for collections.

- 6 Homeowners have a bank foreclosure in progress. Two have a zero balance.
- 10 homeowners have received a NLA.

As of August 31<sup>st</sup> total operating expenses are below budget approximately \$6.6k.

\$167k is invested with Fidelity Investments.

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

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

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

The Association has \$54k to reinvest in a CD. Rates were reviewed and a motion was made by Chris Presley to invest in a 12-month CD at 4.35%, seconded by Junius Hill. None opposed and the motion carried.

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

### **HALLOWEEN CROWD CONTROL**

Halloween 2023 was out of control and chaotic towards the end. Four CCSO off-duty officers hired to maintain order was insufficient. Many streets were impassable and there was considerable trash/litter left behind. Residents contributed to problems by distributing free alcohol and parking a food truck in the street. The Association has been asked by the CDD to partner with them to implement a plan to facilitate a fun Halloween while maintaining community safety. The CCSO presence will be increased by 125%. An Eagle Landing QR code brochure will be created highlighting route planning information and parking information. Residents will be asked to conclude Halloween festivities by 9:00 p.m. The total cost of the effort will be over \$5k and the Association is being asked to contribute \$2k. A motion was made by Patricia Lougheed to approve a budget of \$2-\$3k to be given to the CDD for Halloween crowd control, seconded by Michael Young. None opposed and the motion carried.

### **ARC GUIDELINES AMENDMENTS; PHASE 1 PROGRESS – PATRICIA LOUGHEED**

The Committee will meet this Thursday. Sections 1-3 were provided to the Board in early September for their review. Two more sections will be completed soon and all sections should be finished by the October or November meeting. By the next Board meeting, Sections 4 & 5 should be sent to the Board. Junius Hill requested a final copy of the guidelines be emailed to the Board two weeks before the November meeting. Any questions or comments on the completed sections should be emailed to Patricia Lougheed. The final document will be sent to the attorney for review before it is adopted by the Board.

### **VIOLATION CORRESPONDENCE & POTENTIAL EDITS – VINCENT DEGENNARO**

There are 3-4 basic letters and the attempt is to clarify the wording and pare down the list of possible violations in an effort to reduce confusion when receiving a letter. Sample letters were shown. The next step is to review the various classifications of violations and review the “call to action” wording.

### **TRAFFIC CALMING PROJECT UPDATE – VINCENT DEGENNARO**

Information about the project has been sent to homeowners and resident input has been requested. The goal is to slow down speeders by installing flashing speed limit signs. The Board and CDD are working together to determine locations. The county will place rubber strips to monitor traffic in the proposed locations. Once locations are finalized, a petition will be circulated to homeowners where signs are to be installed and a majority (50% plus 1) must approve. The signs electronically record the driver’s speed and that information is sent to CCSO. Another email blast with a map of proposed locations of signs will be sent out and resident input will be requested by October 1<sup>st</sup>.

## **HOA FB PAGE UPDATE – TRERNT JANNEY, CHARLOTTE LINGARD-YOUNG, AND CHRIS PRESLEY**

Users registered for the new FB page is up to 130 residents. Data was shared showing popular days/times residents interact with the new site.

### **FINES REVIEW CANDIDATES**

The candidates for fines were reviewed. One (1) candidate was removed as the violation has been corrected. A motion was made by Junius Hill to move nineteen (19) candidates forward to fines and charge a \$100.00 fine, seconded by Chris Presley. None opposed and the motion carried.

### **BOARD OF DIRECTORS COMMENTS/QUESTIONS:**

Patricia Lougheed asked about potential lawsuits outstanding. There are currently two (2) cases where the attorneys are communicating and another two (2) cases are in process.

Vincent DeGennaro asked if the Association is happy with the new attorney firm and Junius Hill confirmed that he has been.

### **MEMBER QUESTIONS AND STATEMENTS**

A homeowner shared that flashing speed limit signs were tried in another neighborhood he lived in with little success and suggested that speed bumps or dips in the road be used instead.

Traffic issues were discussed by several homeowners and speeding has always been a hot topic. CCSO needs to be contacted about issues and residents can report issues via Clay Connected and Safer Watch. Sheriff's Net meets once a quarter at the Eagle Landing restaurant.

Other topics discussed included:

- Who pays for the flashing speed limit signs?
- What happens if a homeowner does not want a flashing sign in their yard?
- Goodwill projects, including Halloween
- Trash/yard waste

### **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 7:48 p.m.

*Approved 10.8.2024  
Kathy Melton, CAM*