

**Eagle Landing at Oakleaf Plantation
Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, November 12, 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 Lougheed, Trent Janney, Charlotte Lingard-Young, Vincent DeGennaro, 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. A reminder blast email was sent out with the agenda on Sunday, November 10, 2024.

DETERMINATION OF QUORUM

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

RESIDENT MEMBER COMMENTS:

A homeowner expressed disappointment that the \$50.00 annual assessment would not be waived for 2025 and asked whether the HOA will put in a bid for the Sales Center.

A homeowner asked who is enforcing overnight parking on the streets.

A homeowner asked if the HOA would be supportive of a Goodwill Project with the Soaring Eagles, such as a casino night.

A homeowner asked if anything is being done to welcome new homeowners to the community.

APPROVAL OF MINUTES

A motion was made by Trent Janney, seconded by Michael Young, to approve the minutes from the October 8, 2024 Board Meeting as written. None opposed and the motion carried.

2024 YTD FINANCIAL UPDATE – THE CAM TEAM

October 2024 financials were emailed to the Board in advance of the meeting. Balances as of October 1, 2024 were:

| | |
|-----------------------|---------------------|
| Operating Account | \$ 33,044.64 |
| Capital Contributions | \$ 35,288.72 |
| Fidelity Investments | <u>\$172,562.20</u> |
| | \$240,895.56 |

Accounts Receivable as of September 30th were **\$30,041.82**.

Collection Status Report – October 31, 2024

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

As of October 31st total operating expenses are below budget approximately \$4.4k.

\$172k is invested with Fidelity Investments.

6-mo CD – \$63k – Matures 5.13.2025 – 4.3%

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

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

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

2025 BUDGET

The proposed 2025 budget was discussed. The budget calls for assessments to remain at \$50.00 per year. Questions were raised about the amount of ARC Income, Bad Debt and Legal line items, and whether a line item should be added for funding the traffic calming devices. A motion was made by Charlotte Lingard-Young, seconded by Patricia Lougheed, to set a deadline of September 30th each year for any possible additions to the budget. None opposed and the motion carried. Information was provided supporting the requested increase in Management fees of 5%. A motion was made by Trent Janney, seconded by Chris Presley, to approve the budget as presented. None opposed and the motion carried.

HALLOWEEN CROWD CONTROL DEBRIEF

Overall community response to the crowd control efforts was positive and CCSO said it went very well. Efforts to route people through the community may have reduced activity in certain problem areas. Plans are already being made for next year, including expanding the QR code that highlights parking, entry/exit routes, and trick-or-treating routes through the community.

ARC GUIDELINES FINAL AMENDMENTS – PATRICIA LOUGHEED

The final draft document was sent out to the Board for review. Questions were raised about several items, including stand alone garages, timeframe to review ARCs, avoiding potential drainage issues to adjoining properties by increasing the distance a driveway addition must be from the property line, and exterior painting colors. A motion was made by Junius Hill, seconded by Trent Janney, to delete section G(2)(d) regarding house paint schemes approved by the ARC prior to enacting the approved paint scheme palette. The motion carried with seven (7) in favor and one (1) opposed. A suggestion was made to add language that explicitly states that front yard patios are not allowed and remove a limitation as to the number of cameras allowed. The changes will be made and a final draft distributed. Patricia Lougheed made a motion, seconded by Junius Hill, to forward the ARC Guidelines with the changes discussed to the attorney for review. None opposed and the motion carried.

VIOLATION CORRESPONDENCE FINAL EDITS – VINCENT DEGENNARO

Edits to the violation letters and process were received from Steve Laurenzano and the Fines Committee. Recommended edits include changing the first letter to “Violation – 1st Notice” and reducing the number of letters sent for certain violations. Violations, such as parking on a sidewalk, cannot be cured. Other violations, such as landscape issues, require giving homeowners time to correct. The onus is on the homeowner to prove that a violation has been cured. The Board will review the edits and the matter was tabled for discussion until the December meeting.

UPDATE ON TRAFFIC CALMING – VINCENT DEGENNARO

Potential locations have been identified and the cost per unit is \$3,327 plus installation. A suggestion was made to start with five (5) locations and additional devices can be added or devices can be moved. A new engineer is working with Vincent DeGennaro on this project and is trying to get approval to install one device at no charge. The documents for the project will be sent to Management and then distributed to the Board.

COMMUNITY CONTRIBUTOR AWARD

The Board discussed recognizing volunteers who go above and beyond to give back to their community contributing to a better quality of living in Eagle Landing. The Board discussed the criteria and agreed that it should be an annual award. A suggestion was made to provide two (2) awards per year: One (1) being a Board choice and one (1) being a community choice. A motion was made by Trent Janney, seconded by Chris Presley, to institute an annual Community Contributor Award to be given to two (2) outstanding volunteers annually. None opposed and the motion carried.

CORPORATE TRANSPARENCY ACT

Information was provided to the Board explaining the requirement that all Board members must submit Beneficial Ownership Information (BOI) to the Financial Crimes Enforcement Network (FinCEN) by January 1, 2025. The software that The CAM Team uses (CINC) has contracted with a reporting company to handle the filing at a cost of \$199.00, plus a \$100.00 fee paid to The CAM Team for set-up. A motion was made by Chris Presley, seconded by Trent Janney, to utilize the CINC software and reporting company to complete the filing for the Association. None opposed and the motion carried.

FINES REVIEW CANDIDATES

The candidates for fines were reviewed. A motion was made by Trent Janney to move fifteen (15) candidates forward to fines and charge a \$100.00 fine, seconded by Vincent DeGennaro. The motion carried with seven (7) in favor and one (1) abstention.

BOARD OF DIRECTORS COMMENTS/QUESTIONS:

Patricia Lougheed requested that a January Board of Directors meeting be held at the conclusion of the Annual Meeting.

Trent Janney thanked Vincent DeGennaro for his diligence with the traffic calming project and violation correspondence edits.

MEMBER QUESTIONS AND STATEMENTS

A homeowner thanked the Board for their service and asked about the violation process.

A suggestion was made to add the justification information for The CAM Team management fee increase to the private part of the website.

A homeowner asked about installing a fence and where it can be located.

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 8:31 p.m.

Approved - 12.10.2024
Kathy Melton, CAM