

**Eagle Landing at Oakleaf Plantation
Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, December 10, 2024**

Minutes

CALL OF ROLL

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

Present were Junius Hill, Michael Young, Chris Presley, Charlotte Lingard-Young, Vincent DeGennaro, 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 expressed frustration that a fine had to be denied because the sidewalk letter provided a cure time and the homeowner provided a picture showing the vehicle was no longer blocking the sidewalk.

APPROVAL OF MINUTES

A motion was made by Michael Young, seconded by Vincent DeGennaro, to approve the minutes from the November 12, 2024 Board Meeting as written. None opposed and the motion carried.

COMMUNITY IMPACT AWARD

The objective of the award is to recognize resident members who go above and beyond to give back to their community contributing to a better quality of living in Eagle Landing. Dr. Kathey Komendowski was recognized for serving diligently on the ARC Committee in 2024, in addition to being a key contributor on the special project to revamp the ARC Guidelines. Dr. Komendowski attends nearly all HOA and CDD meetings and maintains her property in pristine condition. A second homeowner was recognized for serving tirelessly on Eagle Landing HOA committees, and effectively collaborates with the HOA Board and The CAM Team to implement process improvements that benefit residents and the internal communication and enforcement process. He also attends nearly all HOA and CDD meetings and maintains his property in pristine condition.

2024 YTD FINANCIAL UPDATE – THE CAM TEAM

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

Operating Account	\$ 18,627.99
Capital Contributions	\$ 35,297.13
Fidelity Investments	<u>\$172,473.12</u>
	\$226,398.24

Accounts Receivable as of November 30th were **\$32,528.52**.

Collection Status Report – November 30, 2024

- 2 Homeowners are in Lien status.
- 15 Homeowners are with McCabe | Ronsman for collections.
- 5 Homeowners have a bank foreclosure in progress. One (1) has a credit balance and one (1) has a zero balance.
- 9 Homeowners have received a NLA.

As of November 30th total operating expenses are over budget approximately \$3.4k.

\$172k 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.

ARC GUIDELINES LEGAL REVIEW UPDATE

The final draft of the ARC Guidelines was sent to the attorney for review. There were numerous technical corrections, and the Board requires time to review corrections and formulate the next steps to take. There are several steps in the approval process that must be planned, communicated, and executed. The expected completion date will be March 2025.

VIOLATIONS REFINEMENTS– VINCENT DEGENNARO

Vincent DeGennaro provided an updated violation process for regular violations, as well as an expedited process for safety, egregious, or substantive violations that are not curable. Mailbox violations would be given 30-days to cure and would be forwarded for fines if not completed in that timeframe. A motion was made by Junius Hill to approve the violation and fining edits presented and to incorporate them into the existing fining policy. Chris Presley seconded. None opposed and the motion carried. Vincent DeGennaro will work with Management to finalize the amended fining policy.

FINES REVIEW CANDIDATES

The candidates for fines were reviewed. A motion was made by Vicent DeGennaro to move fourteen (14) candidates forward to fines and charge a \$100.00 fine, seconded by Junius Hill. The motion carried with six (6) in favor and one (1) abstention.

BOARD OF DIRECTORS COMMENTS/QUESTIONS:

Vincent DeGennaro attended the Sheriff Net meeting and received contact information for homeowners to report traffic issues. Ronnie Freshour focuses his efforts on areas where he receives the most calls/complaints. Vincent DeGennaro also commended Patricia Loughheed on being unequivocally fair and for being a breath of fresh air during her tenure on the Board.

The Board thanked Michael Young for his service to the Board over the last three years.

MEMBER QUESTIONS AND STATEMENTS

A homeowner shared that a resident at the recent CDD meeting suggested that the HOA contribute to the lighting costs to decorate Eagle Landing for the holidays.

The next meeting is the Annual Meeting and will be held on January 14, 2025 at the Eagle Landing Golf Club restaurant. No election is necessary as only three (3) candidates submitted intent forms for the three (3) open positions.

ADJOURNMENT

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

Approved 1.14.2025
Kathy Melton, CAM