

**Eagle Landing at Oakleaf Plantation  
Homeowners Association, Inc.  
Board of Directors Meeting  
Tuesday, January 14, 2025**

**Minutes**

**CALL OF ROLL**

The meeting was called to order at 6:04 p.m. by President, Junius Hill.

Present were Junius Hill, Chris Presley, Trent Janney, Vincent DeGennaro, Charlotte Lingard-Young, Mary Grogan, Ilona Bimle, Elena Garvin, and Cherral Moore; Kathy Melton, CAM represented The CAM Team.

**PROOF OF NOTICE OF MEETING**

Notice of the meeting was posted on the Eagle Landing HOA website, the Eagle Landing Online website, and on the official Eagle Landing Facebook page.

**DETERMINATION OF QUORUM**

A quorum of the Board was met with nine (9) Directors in attendance.

**RESIDENT MEMBER COMMENTS:** None

**APPROVAL OF MINUTES**

A motion was made by Chris Presley, seconded by Trent Janney, to approve the minutes from the December 10, 2024 Board of Directors meeting as written. None opposed and the motion carried.

**DECEMBER BUDGET REVIEW – THE CAM TEAM**

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

Operating Account	\$ 39,560.72
Capital Contributions	\$ 35,306.41
Fidelity Investments	<u>\$172,665.41</u>
	\$247,532.54

Accounts Receivable as of December 31<sup>st</sup> were \$31,864.22.

There are two (2) homeowners in Lien status. Fifteen (15) homeowners are with McCabe|Ronsman for collections. Five (5) homeowners have a bank foreclosure in progress. One (1) has a zero balance and one (1) owes just for 2025 assessments. Nine (9) homeowners have received a NLA.

As of December 31<sup>st</sup> total operating expenses are over budget approximately \$5.6k. Net income for 2024 was approximately \$16k.

Funds of \$172k are invested in CDs with Fidelity Investments.

- 6-month CD – \$63k - Matures 5.13.2025 – 4.3% interest
- 12-month CD - \$54k – Matures 7.17.2025 – 5.0% interest
- 12-month CD - \$55k – Matures 9.24.2025 – 4.3% interest

A collection tracker was not presented.

2025 assessments are due and are past due January 15<sup>th</sup>. The financial information for 2024 has been turned over to an accounting firm so that an audit can be completed.

**MOTION TO APPROVE FINES REVIEW COMMITTEE MEMBER CANDIDATE – THOMAS BRANHAM**

An additional member is needed for the Fines Review Committee. One current member has a heavy travel schedule causing him to miss the monthly meetings occasionally thereby putting a quorum at risk. Vincent DeGennaro made a motion to appoint Tom Branham to the Fines Review Committee, seconded by Trent Janney. None opposed and the motion carried.

**MOTION TO APPROVE ARC COMMITTEE MEMBER CANDIDATE – ALLISON LEWIS**

The ARC Committee currently has only three members (down from five) and needs additional members. A homeowner with HOA/ARC experience volunteered to join the Committee. A motion was made by Chris Presley to appoint Allison Lewis to the ARC Committee, seconded by Mary Grogan. None opposed and the motion carried.

**REVIEW AND APPROVE FINES SUBMITTED FOR FEBRUARY REVIEW**

Four (4) properties were recommended to be forwarded for fines. A motion was made by Vincent DeGennaro to send four (4) properties forward to the Fines Review Committee and to charge a \$100.00 fine, seconded by Chris Presley. None opposed and the motion carried.

**BOD PROPOSED KEY TOPICS FOR FEBRUARY**

- ARC Guidelines Updates – Board review of adjustments as recommended by McCabe | Ronsman Law and targeting closure at the February meeting.
- Traffic Calming Strategic Planning – Close on gratis system offered by the County and identify quantity, location, and timeline for subsequent systems installation.
- CDD Collaboration Projects – CDD Chairman and HOA President to discuss potential community projects where HOA can provide support to benefit the overall community.
- Clean Up Violation Letters/Process – Vincent DeGennaro and Management will meet to complete this process.

**BOD QUESTIONS AND COMMENTS:** None

**MEMBER QUESTIONS AND STATEMENTS**

A homeowner asked what types of numbers can be put over the garage door and if they can be put in another lower location.

A homeowner shared that they have more trash than one bin can handle and asked for suggestions.

A homeowner asked about the status of the Sales Center.

**Adjournment**

All business being completed Trent Janney made a motion to adjourn the meeting, seconded by Chris Presley. None opposed and the meeting was adjourned at 6:32 p.m.

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**BOARD ORGANIZATIONAL MEETING**

The meeting was called to order at 6:40 p.m.

The Directors unanimously agreed that Junius Hill should continue to serve as President.

Junius hill made a motion to appoint Charlotte Lingard-Young as Vice-President, seconded by Chris Presley. None opposed and the motion carried.

The Directors unanimously agreed that Chris Presley should continue to serve as Treasurer.

A motion was made by Junius Hill to appoint Mary Grogan as Secretary, seconded by Trent Janney. None opposed and the motion carried.

All business being completed, the meeting adjourned at 6:55 p.m.

Approved 2.11.2025  
Kathy Melton, CAM