

**Eagle Landing at Oakleaf Plantation
Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, February 11, 2025**

Minutes

CALL OF ROLL

The meeting was called to order at 6:00 p.m. by President, Junius Hill.

Present were Junius Hill, Charlotte Lingard-Young, Chris Presley, 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 and on the Eagle Landing Online website.

DETERMINATION OF QUORUM

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

RESIDENT MEMBER COMMENTS: None

APPROVAL OF MINUTES

A motion was made by Chris Presley, seconded by Charlotte Lingard-Young, to approve the minutes from the January 14, 2025 Annual Meeting and the January 14, 2025 Board of Directors meeting as written. The motion carried with six (6) in favor, and one (1) abstention.

JANUARY 2025 YTD FINANCIAL UPDATE – THE CAM TEAM

The January 2025 financials were emailed to the Board in advance of the meeting. Balances as of January 31, 2025 were:

Operating Account	\$ 58,655.72
Capital Contributions	\$ 35,315.41
Fidelity Investments	<u>\$172,522.41</u>
	\$266,493.54

Accounts Receivable as of January 31st were \$50,718.55.

Approximately \$19k of the AR is 2025 assessments. There are two (2) homeowners in Lien status. Twenty-three (23) 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.

As of January 31st total operating expenses are under budget approximately \$5.5k.

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.

The 2024 audit has been completed and is posted on the private part of the website.

LEGAL MEDIATION UPDATE

The stages of the violation process were discussed. Homeowners who fail to correct the violations after receiving notices go to fines or legal mediation (which can result in court action). The HOA has retained a law firm to reach a mutually agreeable remedy to ongoing and egregious actions. The member must retain their own attorney. If a member declines mediation, the case can then move forward to a lawsuit and legal fees may be requested.

Ongoing legal mediation cases:

- Green Pine Circle - \$4,199.00 in fines, fees and past due assessments. Serious and egregious issues have been ongoing for three (3) years and complex legal entanglements have delayed a resolution. A more concerted effort by the HOA law firm is finally leading to a resolution and payment.
- Eagle Crossing Drive - \$4,535.00 in fines, fees, and past due assessments. Serious and egregious issues have been ongoing for three (3) years. Foreclosure and bankruptcy actions are hindering HOA actions to resolve the situation.
- Laurel Valley Drive – Serious and egregious issues over the past year with multiple ARC violations, animal breeding violation, and nuisance violations. Legal mediation recently concluded resulting in an agreement and payment of \$6,500.00 in legal costs.

ARC GUIDELINES AMENDMENTS

An initial ARC Guidelines update was completed by a special committee in December 2024. A legal review was completed by the Association's attorney in December 2024. Adjustments and recommendations were recommended by the attorney. Directors have reviewed the document for the past four (4) weeks, and President Junius Hill distributed an updated document to the Directors on February 7th.

The Board discussed the various revisions and several members provided additional changes. Mary Grogan will incorporate the changes and provide a clean copy of the document for distribution to the Board. Once the Board agrees on the final version, the document will be forwarded to the attorney for a final review. Hopefully, the document can be sent to the membership and approved at the April meeting.

Zoom meetings and possible in-person meetings were discussed for complex ARC applications and/or applications that will be denied.

TRAFFIC CALMING PROJECT UPDATE - DEGENNARO

Director Vincent DeGennaro was absent from the meeting and will provide an update at the next meeting.

VIOLATIONS COMMUNICATIONS ENHANCEMENTS

Tabled and will be discussed at the next meeting.

FINES REVIEW CANDIDATES

As parking is a safety issue, a motion was made by Ilona Bimle to forward offenders directly to fines, seconded by Junius Hill. After discussion, the motion was tabled.

Eight (8) properties were recommended to be forwarded for fines. One violation has been cured and was removed from consideration. A motion was made by Ilona Bimle to send seven (7) properties forward to the Fines Review Committee and to charge a \$100.00 fine, seconded by Charlotte Lingard-Young. The motion carried with six (6) in favor and one (1) abstention.

DIRECTOR'S FEEDBACK AND INQUIRIES - None

MEMBER QUESTIONS AND STATEMENTS

A homeowner shared information about an easement document negotiated by East-West Partners and the county that affects the rear of lots in Phase 1 and 2.

Adjournment

All business being completed Chris Presley made a motion to adjourn the meeting, seconded by Charlotte Lingard-Young. None opposed and the meeting was adjourned at 7:14 p.m.

Approved 3.11.2025
Kathy Melton, CAM