

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

**Minutes**

**CALL OF ROLL**

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

Present were Junius Hill, Charlotte Lingard-Young, Chris Presley, Mary Grogan, Trent Janney, Vincent DeGennaro, 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. A blast email with the agenda was sent out to homeowners.

**DETERMINATION OF QUORUM**

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

The Rules of Decorum for the meeting were discussed.

**RESIDENT MEMBER COMMENTS**

A homeowner received a violation notice for an inflatable football player and felt the Super Bowl should qualify as an event that would allow the display in his yard.

**APPROVAL OF MINUTES**

A motion was made by Vincent DeGennaro, seconded by Trent Janney, to approve the minutes from the February 11, 2025 Board of Directors meeting as written. None opposed and the motion carried.

**FEBRUARY 2025 YTD FINANCIAL UPDATE – THE CAM TEAM**

The February 2025 financials were emailed to the Board in advance of the meeting. Balances as of February 28, 2025 were:

|                       |                     |
|-----------------------|---------------------|
| Operating Account     | \$ 52,479.50        |
| Capital Contributions | \$ 35,323.54        |
| Fidelity Investments  | <u>\$172,449.83</u> |
|                       | \$260,252.87        |

Accounts Receivable as of February 28<sup>th</sup> were \$47,754.38.

Approximately \$13k of the AR is 2025 assessments, down from \$19k last month. Reminder statements and First Warning Collection Letters have been sent. Collection Letters were sent to 246 homeowners and 39 homeowners have paid. There are two (2) homeowners in Lien status. Twenty (20) 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 February 28<sup>th</sup>, total operating expenses are over budget approximately \$2k.

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.

#### **ARC GUIDELINES UPDATE PROJECT**

A revised copy of the guidelines with corrections from the last meeting was sent out to the Board. No additional edits or recommendations were made. The final copy of the proposed guidelines will be forwarded to McCabe | Ronsman for a final review. A notice will be mailed out to homeowners to let them know that the updated ARC Guidelines will be voted on at the April meeting.

#### **ARC 2024 YEAR IN REVIEW**

The Committee reviewed 277 applications in 2024, with 84% being approved. Seven (7) percent were auto declined as the request was missing information, with an additional eight (8) percent being declined for various reasons. March is the busiest month for applications, and the top requests are exterior painting, roofs, fences, driveway/pavers, and landscape.

#### **TRAFFIC CALMING PROJECT UPDATE - DEGENNARO**

Director Vincent DeGennaro continues to have good conversations with the Clay County Engineer, but not much is happening yet. The Association will pay for the traffic calming devices, however, the county will purchase, install and maintain them. Pricing is being finalized with the county. The base cost is approximately \$3.3k per device. Four areas were identified as potential locations: Eagle Landing Parkway, Eagle Crossing Drive, Club Lake Drive, and Autumn Pines Drive.

#### **VIOLATIONS AMENDMENTS PROJECT**

The Fines Committee was the stimulus for change to the violation process and letter updates. The goal is to modify homeowners' behavior. There are two types of violations: ongoing, such as weeds, and occurrence, such as parking on the sidewalk. Some violations are curable, while others are not. More specific letters are being developed and the "Friendly Reminder" will be removed. The letters should be drafted by the next meeting. Mailbox violations will receive a violation letter with a cure time of 30 days. If the violation is not corrected at the end of 30 days, the matter will be referred for fines. Appearance violations, i.e., landscape, trash cans, etc., will receive two letters and then be referred for fines. Safety violations, i.e. blocking a sidewalk, will be referred directly to fines.

#### **GOODWILL PROJECTS**

Several goodwill projects have been done in the past, with the most successful being a Town Hall Meeting with Alexandra Compere. Suggestions for 2025 projects should be forwarded to President Junius Hill. A home show with vendors relevant to needs within the neighborhood drew a lot of positive comments.

#### **FINES REVIEW CANDIDATES**

Seventeen (17) properties were recommended to be forwarded for fines. A motion was made by Chris Presley to send seventeen (17) properties forward to the Fines Review Committee and to charge a \$100.00 fine, seconded by Trent Janney. The motion carried with eight (8) in favor and one (1) abstention.

#### **DIRECTOR'S FEEDBACK AND INQUIRIES – None**

## **MEMBER QUESTIONS AND STATEMENTS**

A homeowner shared that there are a number of poles throughout the community that could be used for the traffic calming project. He also shared that CCSO will not enforce speeds of less than 25mph.

A suggestion was made that ARC violations should be sent directly to the attorney versus being forwarded to fines.

A question was asked as to what constitutes an event and will the changes to the ARC Guidelines allow an inflatable in the yard.

A homeowner asked that a sinkhole adjacent to her property be investigated.

The CDD Chairman was in attendance and shared that the CDD Board fully supports the traffic calming project, however, the black decorative poles throughout the community belong to the CDD and they already have plans for them. The biggest issue in the neighborhood is speeding.

A homeowner expressed concern about golf carts and electric bikes/scooters speeding through the neighborhood and suggested a coordinated safety campaign for residents.

A homeowner asked if light poles can be added.

A homeowner asked if you have to give a reason to remove a tree and does a replacement tree have to be put in the same spot.

A homeowner asked about his balance and feels that a fine was charged in error.

## **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 7:43 p.m.

Approved 4.8.2025  
Kathy Melton, CMA