

Eagle Landing at Oakleaf Plantation Homeowners' Association, Inc.
Board of Directors Meeting
Tuesday, April 8, 2025

Minutes

CALL OF ROLL

The meeting was called to order at 6:25 p.m. by President, Junius Hill.

Present were Junius Hill, Charlotte Lingard-Young, Chris Presley, Mary Grogan, 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 eight (8) Directors in attendance.

The Rules of Decorum for the meeting were discussed.

APPROVAL OF MINUTES

A motion was made by Cherral Moore, seconded by Ilona Bimle, to approve the minutes from the March 11, 2025 Board of Directors meeting as written. None opposed and the motion carried.

MARCH 2025 YTD FINANCIAL UPDATE – THE CAM TEAM

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

Operating Account	\$ 58,027.90
Capital Contributions	\$ 35,332.54
Fidelity Investments	<u>\$172,473.91</u>
	\$265,834.35

Accounts Receivable as of March 31st were **\$41,249.44**.

Collection Status Report – March 31, 2025

- Approximately \$6.3k of AR is 2025 assessments (down from \$13k last month).
- Reminder statements, First Warning Collection Letters, and NLAs have been sent.
- 105 NLAs were sent 4.1.2025
- 2 Homeowners are in **Lien** status.
- 21 Homeowners are with McCabe | Ronsman for collections.
- 5 Homeowners have a bank foreclosure in progress. Two (2) have a zero balance.

As of March 31st, total operating expenses are under budget approximately \$2.8k.

\$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 not presented.

A request was made to research better pricing for the 2025 audit.

VIOLATIONS PROCESS AND COMMUNICATIONS

The violation process is being revised. A violation is noted and is determined to be curable or incurable. An incurable violation will receive a "Non-Curable Violation Notice." A curable violation would receive a "First Violation Notice" and the homeowner has fourteen (14) days to cure the violation. There will no longer be a "Friendly Reminder Notice." Homeowners will be given thirty (30) days to cure a mailbox violation. After the cure period has passed and the violation is noted again, homeowners will be sent the "Pre-Fines Hearing Notice" and will be eligible for fines. Language in the letters will be changed to better clarify the violation and to minimize any technical ambiguity. Egregious safety violations, such as blocking the sidewalk, can seriously impact the safety of residents and will immediately be forwarded to the Board for fines. The previously recorded policy will need to be updated. Board input to the process is requested prior to the next Board meeting.

FINES REVIEW CANDIDATES

Seventy (70) properties were recommended to be forwarded for fines. A motion was made by Charlotte Lingard-Young to forward seventy (70) properties to the Fines Review Committee and to charge a \$100.00 fine, seconded by Junius Hill. None opposed and the motion carried.

BOD QUESTIONS AND COMMENTS

Ilona Bimle asked that any extra pictures for continuing violations be included in the violation packets for each property sent to the Board for review.

RESIDENT MEMBER QUESTIONS AND COMMENTS

A homeowner asked about street signs and was told to contact the CDD. Parking issues can be reported to The CAM Team via email and a picture is required.

A homeowner shared an issue with a neighbor's child kicking a ball and hitting his garage. There is a "nuisance" covenant in the documents.

Several homeowners discussed concerns about speeding.

A homeowner shared that there is a gun range close to the community and that the noise and impact on the safety of residents is concerning.

A suggestion was made to require a date stamp and time on pictures submitted for violations.

A homeowner feels that Autumn Pines Drive needs more attention during the violation drive-throughs.

A homeowner asked if the HOA is considering partnering with the CDD to purchase the Sales Center.

Adjournment

All business being completed, Cherral Moore made a motion to adjourn the meeting, seconded by Chris Presley. None opposed and the meeting was adjourned at 7:42 p.m.

*Approved 5.13.2025
Kathy Melton, CAM*