

**Eagle Landing at Oakleaf Plantation Homeowners' Association, Inc.**  
**Board of Directors Meeting**  
**Tuesday, May 13, 2025**

**Minutes**

**CALL OF ROLL**

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

Present were Junius Hill, 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 six (6) Directors in attendance.

The Rules of Decorum for the meeting were discussed.

**RESIDENT MEMBER STATEMENT**

A homeowner shared that the corner of Autumn Pines and Laurel Valley only has three stop signs and cars speed through the intersection. The county should be notified.

A homeowner shared that he went to The CAM Team office to get help with an issue and the situation was not resolved.

A homeowner stated that the Board should consider changing the documents so that late fees can be charged on fines.

A homeowner stated that he covered his fruit trees to protect them from the cold and received a letter and then a fines letter. He shared that he contacted The CAM Team office and was told "never mind."

**APPROVAL OF MINUTES**

A motion was made by Elena Garvin, seconded by Cherral Moore, to approve the minutes from the April 8, 2025 Board of Directors meeting as written. None opposed and the motion carried.

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

April 2025 financials were emailed to the Board in advance of the meeting. Balances as of April 30, 2025 were:

Operating Account	\$ 59,146.29
Capital Contributions	\$ 35,341.25
Fidelity Investments	<u>\$172,441.52</u>
	\$266,929.06

Accounts Receivable as of April 30<sup>th</sup> were **\$43,905.14**.

## Collection Status Report – April 30, 2025

- Approximately \$4.7k of AR is 2025 assessments.
- Reminder statements, First Warning Collection Letters, and NLAs have been sent.
- 105 NLAs were sent 4.1.2025 – Approx. 1/3 have paid
- 2 Homeowners are in **Lien** status.
- 21 Homeowners are with McCabe|Ronsman for collections.
- 6 Homeowners have a bank foreclosure in progress. Three (3) have a zero balance. Two (2) of the other accounts are inactive due to a suggestion of bankruptcy. The last account has modified the loan so the attorney will be contacted to continue collections.

As of April 30<sup>th</sup> total operating expenses are under budget approximately \$4.1k.

\$172k invested with Fidelity Investments.

6-mo CD – \$63k – Matures 5.13.2025 – 4.3% - Matured Today

12-mo CD – \$54k – Matures 7.17.2025 – 5.0%

12-mo CD - \$55k – Matures 9.24.2025 – 4.35%

Rates as of 5.10.2025

### New issue CDs by top rates:

All	3mo	6mo	9mo	1yr
CDs	4.25	4.20	4.15	4.20

\*1 yr CD – Best call protected rate – 4%

\*9 mo CD – Best call protected rate – 4.15%

\*6 mo CD – Best call protected rate – 4.2%

Chris Presley was not in attendance at the meeting but he sent an email recommending putting the money from the CD that matured today into a 1 yr CD. Vincent DeGennaro made a motion to invest the funds in a 1 yr CD, seconded by Ilona Bimle. During discussion, it was recommended that other options for investments should be explored. A vote was called and the motion failed. A motion was made by Mary Grogan to invest the funds in a 6 mo CD, seconded by Vincent DeGennaro. A vote was called and the motion failed. The matter was tabled for a future meeting.

### THE CAM TEAM ORGANIZATIONAL CHANGE

In August 2024, The CAM Team took on an equity partner. Ardoor is a strategic partner that purchases an equity stake in local Association Management companies. They provide the infrastructure, expertise, and resources that allow local companies to scale without sacrificing their identity, thereby being more competitive with the larger, national companies. The CAM Team continues to operate as they have in the past but now has support to grow, find new technologies, and provide better service to their Associations.

The CAM Team is now able to offer benefits for all employees, which allows them to be more competitive when hiring and enables them to attract better talent. Ardoor has an IT department, which provides all employees with laptops and support for any issues that arise. The CAM Team and Ardoor work together

to streamline processes, share ideas, and ensure that best practices in the industry are being followed. The CAM Team will continue to operate as The CAM Team. Kathy Melton and Bob Woods are still the principals in charge of the office.

There is no disruption in services to the homeowners in Eagle Landing as the accounting software will not change. The current office location will remain and all Association accounting is handled in office. Currently, The CAM Team is working with a partner in Kissimmee on a plan that will allow calls to roll over during peak times, thereby lowering the number of calls that go to voicemail. There are opportunities for training for Boards, including specialized trainings. Partners in Ardoor provide support for crisis handling, i.e. hurricanes. The partnership allows The CAM Team to remain competitive with other management companies and stay up to date with the best technology and information.

#### **MANAGEMENT PARTNER CONTRACT DUE; BOARD REVIEW, APPROVE OR RFP**

The CAM Team current contract term expired at the end of March 2025, but automatically renewed for an additional one-year period. An updated contract was presented to the Board for review. The monthly contract and a separate addendum for additional violation drive-throughs was provided. The Board discussed how to make sure they are getting the best value for their money and how to compare among the different management companies. A motion was made by Vincent DeGennaro to solicit proposals from other companies for comparison, seconded by Elena Garvin. None opposed and the motion carried.

#### **TRAFFIC CALMING UPDATE**

Vincent DeGennaro reported that he is waiting on the county engineer and the county is currently dragging their feet. The Association can move forward with the project on its own but there will not be a warranty on the traffic signs. The Board is anxious to get this initiative moving forward.

#### **VIOLATIONS PROCESS AND COMMUNICATIONS**

The revised violation policy will be sent to Attorney Jim Roche for review. Due to confusion with the letters, the violation process was revamped to better classify violations, determine urgent versus non-urgent violations, and provide clear, concise language in the letters. Safety violations, including blocking a sidewalk, continue to be a priority of the Board.

#### **COMMUNITY GOODWILL OBJECTIVE**

The goal is to cultivate pride in ownership and community, thereby creating harmony and positively influencing property values. The objective is to utilize budgeted funds and returns from investments to bring educational programs and activities to Eagle Landing homeowners, and to positively change behavior of the residents. Junius Hill shared information about a monthly Eagle Landing Curb Appeal Award that would recognize homeowners who exhibit pride in ownership by maintaining pristine landscaping and making home and/or landscaping improvements that enhance the curb appeal of their property. Gift certificates to The Landing Restaurant in the amounts of \$100, \$50, and \$25 will be given to winners monthly. A committee will be established to provide candidates for the award. The Board gave support to utilize \$2,100.00 from the Goodwill budget to fund this program.

#### **ARC YEAR TO DATE**

The Committee has been very busy with submissions. There has been a 92% increase in submissions from April 2025 versus April 2024. Roofs are the most requested approval, followed by paint, removal of trees, and screening of patios/pools. Statistics were provided for April 2025 that showed that forty-two (42) applications were submitted and twenty-four (24) were approved and thirteen (13) were approved with conditions. Four (4) applications were auto declined for being incomplete and only one (1) application was declined.

### **FINES REVIEW CANDIDATES**

Thirty-six (36) properties were recommended to be forwarded for fines. A motion was made by Junius Hill to forward thirty-six (36) properties to the Fines Review Committee and to charge a \$100.00 fine, seconded by Vincent DeGennaro. None opposed and the motion carried.

### **BOD QUESTIONS AND COMMENTS**

Vincent DeGennaro commended Junius Hill for his diplomacy when dealing with Association issues.

### **RESIDENT MEMBER QUESTIONS AND COMMENTS**

A homeowner asked that the revised violations policy be approved as quickly as possible. He also suggested that criteria be defined when reviewing management companies.

Several homeowners discussed parking, including blocking sidewalks and parking on the street.

A homeowner questioned whether letters are audited to check for accuracy before the Board votes to move a homeowner forward to fines.

A suggestion was made that a special presentation meeting should be held to review the management company proposals.

A homeowner shared that more communication is needed and that FAQs should be added to the newsletters.

A homeowner asked about removal of a mature tree that has roots above ground and is damaging the driveway. ARC guidance was provided.

### **Adjournment**

All business being completed, Cherral Moore made a motion to adjourn the meeting, seconded by Junius Hill. None opposed and the meeting was adjourned at 8:18 p.m.

Approved 7.8.2025  
Kathy Melton, CAM