

Eagle Landing at Oakleaf Plantation Homeowners Association, Inc.
Member's Annual Meeting
July 24, 2017 6:00 p.m.
Eagle Landing Residents Club
3975 Eagle Landing Parkway Orange Park, Florida 32065

CALL TO ORDER

The meeting was called to order at 6:05 p.m.

PROOF OF MEETING NOTICE

Proof of Notice was provided showing that notice of the meeting was mailed to all owners of record in accordance with the Association's documents and Florida Statutes.

ESTABLISHMENT OF QUORUM

A quorum of members was not present at the start of the meeting, but additional homeowners arrived and a quorum of members was established. An official meeting was held.

REPORTS OF OFFICERS

Roger Arrowsmith shared that he has worked with the CDD to add in an additional seventy acres of land (Westbank) that are adjacent to Phase 5 to the Eagle Landing community. Phase 5 is under construction now. A map showing the new area that will be developed was shared with those in attendance. Once construction is complete, there will be two additional ways in and out of the neighborhood. Mr. Arrowsmith shared that there will be at least two builders in the new section, and that a large park is also part of the plans.

The community is still under developer control and will be turned over to the homeowners once 90% of homes are occupied. Currently, the percentage of occupied homes is 75.2%.

The Association is strong financially. The balances in the accounts as of June 30, 2017 were:

Operating Account	\$285,239.83
Capital Contribution Account	<u>\$ 42,304.84</u>
	\$327,544.67

The Association has leased property from the CDD to develop additional park areas for the community. To date, the Association has spent approximately \$65,000.00 developing the parks. The Board will discuss at the budget meeting in the fall whether to waive assessments for 2018.

NEW BUSINESS

No new business was presented for discussion, and no votes of the membership were called.

The floor was opened to homeowners for questions/comments. Topics of discussion included:

- A petition for lights at the entrance.
- Need to control speeding in the neighborhood.

- A new elementary school is slated in the area adjacent to Eagle Landing. Several homeowners asked about zoning changes for the school. The Clay County School Board makes all decisions about zoning.
- Concern about lack of enforcement of the Covenants and Restrictions, especially rental properties. A suggestion was made to require tenants to sign a letter stating they understand and will comply with the community documents.
- Excess vehicles parking on the street and on vacant lots. A suggestion was made to tow vehicles. A legal opinion will be requested from the attorney.
- Cars blocking sidewalks is a safety hazard.
- Maintenance of builder lots.
- Removal of power boxes once construction is complete in an area.
- Drug activity in the park areas.
- Request for more meetings, and feedback to residents about what has been done regarding concerns expressed at meetings. The Board will consider whether to meet more often.
- Empty poles throughout the community. These poles used to have speed limit signs on them. A suggestion was made to install "Children at Play" signs.
- Percentage of homeowners needed to change the documents.

All business being completed, the meeting was adjourned at 7:43 p.m.

Respectfully Submitted,
Kathy Melton, CAM