

*Eagles Landing Inc*  
*Port Orange, Florida*  
**Annual Meeting**

**February 2, 2024, at 4 pm**

**2585 Taxiway Echo, Port Orange**

**Minutes:**

- **Calling Meeting to Order. Establish Quorum**

The meeting was called to order by Jeff Goode at 4:12 pm. The quorum was established by the presence of 9 units plus one proxy.

- **Approval of Past Minutes**

Mr. Clark made a motion to approve the minutes from February 16, 2023, as read. Mr. Needham seconded. All in favor, motion carried.

- **Report by Treasurer**

Ms. Albanese presented the financial position of the Association.

- **Election of new Board Members**

Mr. Clark made a motion to appoint Mr. Robert Newman as the third member of the board. Mr. Goode seconded. All in favor, motion carried.

Mr. Newman accepted the position.

President: Jeff Goode

Vice President: Robert Newman

Treasurer/Secretary: Jim Clark

- **Old Business**

1. Board representatives and some owners took an inventory of all the roofs. It was established that one window needs complete reframe and replacement, plus another needs replacement. The flat roofs are either too close or above the windowsills causing leaks into the units. Unit 2585 windows will be the priority. A General Contractor must be hired.

2. All flat roofs need coating.

3. Ms. Albanese and board members gave an update on the lawsuit against Walker Roofing.

- **New Business**

1. Liquid Lawn pest control must give notice at minimum 24 hours before arrival.
2. A reserve study must be conducted around the budget for 2025 time.

- **Comments from Owners**

- a. All maintenance items are to be reported to Mr. Wilkinson or Ms. Albanese in order to keep track of work and the budget.

- **Adjournment**

Mr. Clark made a motion to adjourn the meeting at 5:06 pm. Mr. Goode seconded.