

## To the Members of the Previous Board, Fellow Residents, and Homeowners of Eagle's Landing Neighborhood:

Since being elected to the board on December 24, 2024 to being named President of the HOA on January 8, 2025, I have maintained my commitment to maintaining a calm, professional, and courteous demeanor, even as I have faced continuous false accusations from the previous board. It is evident to the majority of the neighborhood that the individual making these baseless claims has a history of unprofessional behavior during their tenure on the board, including unfairly discriminating against HOA members, withholding crucial financial records, and refusing to hand over essential documents required for the new board to effectively carry out its responsibilities.

Despite these challenges, I have remained diplomatic in meetings and conversations by stating facts rather than claims. However, the accusations have escalated to a level that is slanderous, and I will not allow my character or integrity, nor other members of the newly elected board to be unjustly attacked any further.

### Key Issues to Address:

#### 1. **Failure to Turn Over Documents and Financials:**

It took 26 days for the newly elected board to receive printed copies of necessary financial records and funds that were rightfully ours from December 22, 2024. While a thumb drive containing approximately 9,000 files was offered to the previous elected president, the refusal to provide the digital copy of the complete and comprehensive records to the new board is unacceptable and has hindered the new board's ability to operate efficiently. It was stated, and I quote, "I said why I wasn't providing any additional information! You don't read to comprehend. All you know is what you want and you think aggravating people is going to help you get your way. That doesn't work on me. I will do the opposite. Just ask Daphne Moore. Jason treated me with genuine respect. I trusted him to do the right thing with the information. You and the others are working to undermine everything the previous board did. I'm not helping you do that! I have waaayyy more information that goes all the way back to when Jessica Huber was in office. The only reason I haven't blown this entire situation up is because I don't want my property value to drop."

Additionally, I have repeatedly requested receipts for purchases made during the previous board's self-management, yet these requests have been ignored. If there is nothing to hide, why is this information being withheld?

#### 2. **Unresolved Lawn Care Discrepancies:**

The lawn care contract with Turner Maintenance raises significant concerns. The HOA has been billed for 42 cuts, but proof of these services has not been provided. Furthermore:

- The initial contract included maintenance around the ponds, but when the previous board passed a unanimous consent letter in April 2024 to exclude pond areas, the bill should have been reduced accordingly. Despite this, the invoiced amount remained unchanged.
- In November, Turner Maintenance received three separate payments totaling approximately \$7,300, yet no invoice or justification has been provided for these charges.

#### 3. **Concerns Regarding Intentional Withholding of Information:**

The refusal to provide documentation raises questions about the motivations of the previous board. This behavior suggests an attempt to obstruct the current board's ability to conduct proper oversight or review past actions. For someone who has stated they are "removing themselves from all HOA matters," withholding documents and financials appears contradictory and without legal justification.

#### 4. **Accusation of Failure of Magnolia to Pay Bills:**

The accusation made that the current board stated that Magnolia Management has paid all bills for January is misleading. The presentation from January 26, 2024, stated: "Magnolia Management has our HOA funds, and will continue to pay our bills, as well as, collecting funds for the HOA moving forward."

### Proposed Course of Action:

If all financial records, receipts, and other requested documents are not provided to the board within **seven (7) days**, the HOA may have no choice but to pursue legal action, including:

- Hiring an attorney to initiate a discovery process to obtain the necessary records.
- Engaging a forensic accountant to review HOA funds and address discrepancies in spending.

To cover the costs of these actions, the board may consider a vote to acquire approval of a **special assessment of up to \$100 per lot**. It's important to note that if legal action is pursued, documented instances of the previous board acting in bad faith and failing to uphold fiduciary duties will result in personal liability for those previous board members. These actions will not be covered under the HOA's insurance policy.

### Closing Statement:

The goal of the new board is to ensure transparency, accountability, and the proper management of HOA funds for the benefit of all residents. We encourage the previous board to promptly hand over all documentation to avoid unnecessary legal expenses and personal liability. This is an opportunity to demonstrate good faith and put the neighborhood's interests first.

Thank you for your attention to this matter.

Sincerely,  
Leigh Ann deBarros  
President, Eagle's Landing HOA



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MON AT 8:37 PM

Nichole

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Seen by Nichole