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i. Oakleaf Plantation East POA Covenants Enforcement Hearing held via Zoom on Tuesday, February 8, 2022 at 6:30pm												
i. Meeting called to order: 6:41PM												
ii. Quorum established with the following CEC Members: Andre Lanier, Brian Benda, Clarissa Foss, Irene Roberson												
iii. Adjournment: 8:00PM												
	Owner	Account	Street	Violation	Appeared	Levied	Imposed	Motion	Second	Vote Count	Open/Past stage 3	Notes
1	AH4R Properties, LLC	80029	3520 Laurel Mill Dr	Fence Disrepair	no	\$1,000.00	\$1,000.00	Brian Benda	Clarissa Foss		1 open/1 past stage 3	
2	Michael & Priyawatee Shoemake	80326	406 Hearthside Court	trash cans visible	no	\$1,000.00	\$50.00	Brian Benda	Andre Lanier		2 open/0 past stage 3	cured- homeowner was out of town and unaware cans were being left out or letters were coming
3	AH4R Properties, LLC	80094	3195 Wandering Oaks Dr	replace fence	no	\$1,000.00	\$1,000.00	Andre Lanier	Brian Benda		3 open/0 past stage 3	AH4R is working on this but has not submitted ARB
4	Roth, Michael & Yost, Jennifer	16173	3440 Crane Hill Court	paint home	no	\$1,000.00	table 90 days	Brian Benda	Clarissa Foss		4 open/0 past stage 3	tabled in september, ARB approved October 12, not complete- see homeowner email from 2/8/22
5	Sutton II, Robert	17179	3838 Pebble Brooke Cir	pressure wash driveway and sidewalks	no	\$1,000.00	\$1,000.00	Andre Lanier	Brian Benda		5 open/0 past stage 3	no communication
6	Gomes, Amilcah	80249	1543 Cotton Clover Dr	paint home	no	\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier		2 open/0 past stage 3	previously tabled, no ARB
7	Stolte, Brandon & Fowler	15954	1279 Bedrock Dr	trash cans visible	no	\$1,000.00	\$50.00	Brian Benda	Andre Lanier		2 open/0 past stage 3	no communication but cans and bikes moved at last inspection

8	AH4R Properties, LLC	80094	3195 Wandering Oaks	dead plants	no	\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier		3 open/0 past stage 3	work order in but not completed
9	Progress Jacksonville LLC	80647	1079 Autumn Tree Ln	paint home	no	\$1,000.00	table 90 days	Brian Benda	Andre Lanier		1 open/0 past stage 3	ARB approved 1/17, not completed
10	AH4R Properties, LLC	63056	2879 Pebblewood Ln	sodding	no	\$1,000.00	\$1,000.00	Andre Lanier	Brian Benda		1 open/0 past stage 3	AH4R emailed on 1/14 that this was completed but only rye seed was put down
11	Guy, Terri	17452	2962 Piedmont Manor	paint home	no	\$1,000.00	\$1,000.00	Andre Lanier	Brian Benda		4 open/0 past stage 3	4/2021 homeowner said would resolve when he got taxes last year, 6/2021 homeowner emailed and asked where to find ARB, sent link and original color scheme- nothing submitted, not done
12	Singla, Ashima	71181	3986 Pebble Brooke Cir	paint home	no	\$1,000.00	\$100.00	Andre Lanier	Brian Benda		3 open/0 past stage 3	cured
13	AH4R Properties, LLC	17764	890 Thoroughbred D	weeds/grass in beds	no	\$1,000.00	\$1,000.00	Andre Lanier	Brian Benda		3 open/1 past stage 3	no communication
14	Taylor, Stevie & Kashonda	80583	1704 Canopy Oaks Dr	paint home	Stevie Taylor	\$1,000.00	table 60 days	Brian Benda	Andre Lanier		1 open/0 past stage 3	ARB submitted for original scheme and homeowner says will be painted week of 2/7
15	Fletcher, Nicholas & Ryshina	80602	1723 Canopy Oaks Dr	trash cans visible	Nicholas Fletcher	\$1,000.00	\$50.00	Brian Benda	Andre Lanier		1 open/0 past stage 3	cans still on side of home as of 2/4/22
16	Jemmott, Arthuro	72525	3027 Whispering Willow	paint home	Arthuro Jemmott	\$1,000.00	\$100.00	Brian Benda	Andre Lanier		3 open/0 past stage 3	ARB approved 1/20, cured

17	Rustagi, Aman & Ritu	16759	3091 Wandering Oaks	pressure wash driveway and sidewalks	no	\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier		2 open/0 past stage 3	no communication
18	Joseph, Junior & Guerlande	73124	2005 Stable Gate Ln	replace fence	Junior Joseph	\$1,000.00	table 6 months	Andre Lanier	Brian Benda		3 open/0 past stage 3	homeowner spoke with BOD and agreed to replace within 6 months
19	DeAngelo, Dustin & Lidia	16178	3451 Crane Hill Court	paint home	no	\$1,000.00	\$1,000.00	Andre Lanier	Brian Benda		1 open/0 past stage 3	not done, no ARB
20	Stoveall III, Eddie	16768	1438 Canopy Oaks Dr	paint home	no	\$1,000.00	\$100.00	Brian Benda	Andre Lanier		2 open/0 past stage 3	previously tabled- cured
21	Ingrid Ponce-Henriquez	16786	3126 Wandering Oaks	Pet nuisance	Ingrid Ponce-Henriquez	\$1,000.00	\$50.00	Andre Lanier	Clarissa Foss		1 open/1 past stage 3	previously been to CEC-
22	Marcus Donovan	80333	3518 Pebble Stone Court	trash cans visible	no	\$1,000.00	\$100.00	Andre Lanier	Brian Benda		5 open/ 0 past stage 3	fined \$1000- not typical
23	Melvin Redding		3034 Whispering Willow Way	dead grass	Melvin Redding	\$1,000.00	\$0.00	Andre Lanier	Irene Roberson		0 open/0 past stage 3	fined- was overseas, not accessible

Signature: 
 Shaunah esteves (Feb 10, 2022 11:35 EST)

Email: shaunahe@oakleafeastpoa.com

i. <i>Oakleaf Plantation East POA Covenants Enforcement Hearing held via Zoom on Tuesday, March 8, 2022 at 6:30pm</i>												
i. <i>Meeting called to order: 6:35 PM</i>												
ii. <i>Quorum established with the following CEC Members: Brian Benda, Andre Lanier, Clarissa Foss</i>												
iii <i>Adjournment: <u>7:48PMPM</u></i>												
	Owner	Account	Street	Violation	Appeared	Levied	Imposed	Motion	Second	Vote Count	Open/Past stage 3	Notes
1	Talia Stapler	72065	3994 Pebble Brooke Cir	Paint home	Talia Stapler	\$1,000.00	tabled 1 year	Andre Lanier	Brian Benda	unanimous	3 open/1 past stage 3	was approved for paint 1/2020-asked for more time
2	Juliet Anton	17751	850 Stallion Way	Pressure wash home	Juliet Anton	\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	4 open/2 past stage 3	no communication
3	Albert Cooper Jr & Rachel Cooper	17497	323 Brier Rose Lane	Paint home	No	\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	unanimous	3 open/0 past stage 3	
4	Airen & Christopher Alves	17981	741 Bellshire Drive	Paint home	Christopher Alves	\$1,000.00	tabled 120 days	Brian Benda	Andre Lanier	unanimous	2 open/1 past stage 3	No fine for pressure washing home in 9/2021, homeowner came in-will attend meeting
5	Michael & Diane D'Alessandro	16489	667 Southland Lane	Pressure wash driveway and sidewalks	No	\$1,000.00	\$1,000.00	Andre Lanier	Brian Benda	unanimous	1 open/0 past stage 3	started in october- no communication
6	Juana & Alejandro Flores	16461	616 Longcrest Lane	Weeds/grass in bed	No	\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	2 open/0 past stage 3	cured
7	Anthony Barnes	16230	3535 Waterford Oaks Drive	Paint home	Anthony Barnes	\$1,000.00	\$0.00	Brian Benda	Andre Lanier	unanimous	1 open/0 past stage 3	complete, no ARB
8	AH4R Properties, LLC	16196	3480 Waterford Oaks Drive	Pressure wash driveway and sidewalks	No	\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	2 open/0 past stage 3	cured

9	Dwayne & Alonna Moore	72760	3019 Whispering Willow Way	Pressure wash driveway and sidewalks	No	\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	3 open/0 past stage 3	cured
10	Joseph & Claire Diao	80005	3227 Wandering Oaks Drive	Paint home	No	\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	2 open/0 past stage 3	cured
11	Alto Asset Company 2 LLC	80485	683 Southland Lane	Trailer parking	Janet Lawrence-PM	\$1,000.00	\$500.00	Andre Lanier	Brian Benda	unanimous	2 open/0 past stage 3	homeowner called 10/4 said trailers were gone-on reinspection trailers were not gone, trucks also in back/side yard
12	Leslie Marshall & Christina Risco	80268	3845 Cardinal Oaks Circle	Replace fence	Leslie Marshall	\$1,000.00	tabled 30 days	Andre Lanier	Brian Benda	unanimous	1 open/0 past stage 3	started in September-no communication
13	Artem & Maria Sokov	17293	4051 Pebble Brooke Circle	Pressure wash driveway and sidewalks	No	\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	unanimous	4 open/0 past stage 3	no communication
14	Artem & Maria Sokov	17293	4051 Pebble Brooke Circle	Weeds/grass in beds	No	\$1,000.00	\$1,000.00	Andre Lanier	Brian Benda	unanimous	4 open/0 past stage 3	no communication
15	Lewis Murray III & Joy Murray	73566	800 Stallion Way	Paint home	No	\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	3 open/0 past stage 3	cured
16	Tiffany Martin	16792	3139 Wandering Oaks	Paint home	Tiffany Allen	\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous		previously fined April 2021

i. <i>Oakleaf Plantation East POA Covenants Enforcement Hearing held via Zoom on Tuesday, April 5, 2022 at 6:30pm</i>												
i. <i>Meeting called to order: 6:39PM</i>												
ii. <i>Quorum established with the following CEC Members: Andre Lanier, Brian Benda, Clarissa Foss, Irene Roberson</i>												
iii. <i>Adjournment: 7:43PM</i>												
	Owner	Account	Street	Violation	Appeared	Levied	Imposed	Motion	Second	Vote Count	Open/Past stage 3	Notes
1	MJ Rental 1, LLC	80197	2917 Thorncrest Drive	Pressure wash driveway and sidewalks	No	\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	4 to 0	1 open/0 past stage 3	not cured
2	Cynthia & Joel Toro	16231	3536 Waterford Oaks Drive	Architectural- roof	Cynthia Toro	\$1,000.00	table 60 days	Brian Benda	Andre Lanier	4 to 0	1 open/0 past stage 3	declined by arb- homeowner willing to work with HOA, has no recourse with roofer
3	Progress Residential 2015-1	16416	3379 Highland Mill Lane	Architectural- fence	No	\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	4 to 0	3 open/ 1 past stage 3	fence has not been replaced on right side, replaced of left without approval
4	James Cottle	80649	3579 Silver Bluff Blvd	Replace fence-in disrepair	James Cottle	\$1,000.00	table 30 days	Brian Benda	Andre Lanier	4 to 0	7 open/ 1 past stage 3	replaced without approval- didn't know he needed approval
5	James Cottle	80649	3579 Silver Bluff Blvd	Dead grass	James Cottle	\$1,000.00	table 30 days	Brian Benda	Andre Lanier	4 to 0	7 open/ 1 past stage 3	not cured- grass wont grow still trying to reolve, will submit ARB for landscaping changes
6	Jacob Defratis & Cynthia Hannon	80236	1031 Moosehead Drive	Pressure wash driveway and sidewalks	No	\$1,000.00	\$100.00	Brian Benda	Andre Lanier	4 to 0	2 open/ 0 past stage 3	cured
7	Brandon & Fowler Stolte	15954	1279 Bedrock Drive	Pressure wash home	No	\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	4 to 0	2 open/ 1 past stage 3	not resolved
8	Joshua Funk	80481	1328 Woodlawn Drive	Weeds/grass in beds	No	\$1,000.00	\$100.00	Andre Lanier	Brian Benda	4 to 0	3 open/ 0 past stage 3	cured

9	Tien Pham & Suzanna Lam	16019	1452 Bitterberry Drive	Weeds/grass in beds	Tien Pham	\$1,000.00	\$0.00	Andre Lanier	Clarissa Foss	4 to 0	1 open/0 past stage 3	cured
10	Scott & Susan D'Addario	15998	1392 Bitterberry Drive	Architectural- fence	Scott D'Addario	\$1,000.00	table 60 days	Brian Benda	Andre Lanier	4 to 0	1 open/ 0 past stage 3	fence corrected but no ARB- \$150 late ARB- will submit ARB
11	Mile High Borrowe 1 Income, LLC	80710	1526 Cotton Clover Drive	Architectural- ROW/driveway work	No	\$1,000.00	\$1,000.00	Andre Lanier	Brian Benda	4 to 0	2 open/ 0 past stage 3	no arb- new driveway
12	Loubert & Julia Cadet	80433	402 Hearthiside Court	Paint home	Loubert Cadet	\$1,000.00	table 60 days	Brian Benda	Andre Lanier	4 to 0	3 open/ 0 past stage 3	approved 4/2019 not painted- getting quotes-using approval from 2019 will have done by end of month
13	Stephen McCombs Jr	17977	737 Bellshire Drive	Inoperable vehicle	No	\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	4 to 0	3 open/ 0 past stage 3	temp paint shop set up in driveway, multiple inoperable cars
14	Sonseeahray & Mary Foster	80233	2978 Piedmont Manor Dr	Paint home	Sonseeahray Foster	\$1,000.00	\$0.00	Brian Benda	Clarissa Foss	4 to 0	0 open/0 past stage 3	fined in 9/21 but had several deaths in family and was unable to communicate

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i. <i>Oakleaf Plantation East POA Covenants Enforcement Hearing held via Zoom on Tuesday, May 3rd, 2022 at 6:30pm</i>												
i. <i>Meeting called to order: 6:32PM</i>												
ii. <i>Quorum established with the following CEC Members: Andre Lanier, Brian Benda, Irene Roberson</i>												
iii. <i>Adjournment: 7:39PM</i>												
	Owner	Account	Street	Violation	Appeared	Levied	Imposed	Motion	Second	Vote Count	Open/Past stage 3	Notes
1	Kim & Nhu Nguyen	17896	3528 Silver Bluff Blvd	Maintenance-paint home	No	\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	unanimous	2 open/ 2 past stage 3	
2	Mansoor Ali	17303	4071 Pebble Brooke Circle	Replace fence-in disrepair	No	\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	6 open/ 0 past stage 3	fence down
3	Pablo Zamarripa, Jr & Gresia Zamarripa	80365	3529 Pebble Stone Court	Dead grass	No	\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	unanimous	3 open/ 0 past stage 3	
4	Mardoche & Marie Jean	80098	3667 Silver Bluff Blvd	Dead grass	No	\$1,000.00	\$100.00	Andre Lanier	Brian Benda	unanimous	3 open/ 0 past stage 3	cured-resod
5	Michael & Chevy Brodersen	80487	3661 Silver Bluff Blvd	Dead grass	Michael Brodersen	\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	1 opne/ 0 past stage 3	cured-resod
6	Laurentino Hernandez	17163	3441 Pebble Sand Lane	Dead grass and weeds	No	\$1,000.00	\$1,000.00	Andre Lanier	Brian Benda	unanimous	4 open/ 0 past stage 3	
7	AH4R Properties, LLC	17051	3623 Silver Bluff Blvd	Pressure wash driveway and sidewalks	No	\$1,000.00	\$100.00	Brian Benda	Irene Roberson	unanimous	2 open/ 0 past stage 3	cured-pressure washed
8	Steven & Juanita Kinney	80058	3515 Laurel Leaf Drive	Replace fence-in disrepair	No	\$1,000.00	\$100.00	Andre Lanier	Brian Benda	unanimous	4 open/ 0 past stage 3	
9	Kara Coffey & Richard Coffey III	17849	3458 Laurel Leaf Drive	Dead grass	Richard Coffey	\$1,000.00	table 60 days	Brian Benda	Andre Lanier	unanimous	3 open/ 0 past stage 3	
10	Linnette & Aaron Joshua	80436	3519 Laurel Leaf Drive	Dead grass and weeds	Linnette Joshua	\$1,000.00	table 90 days	Brian Benda	Andre Lanier	unanimous	3 open/ 0 past stage 3	
11	James & Yvette Gerrity	17834	3415 Laurel Leaf Drive	Dead grass	James Gerrity	\$1,000.00	table 30 days	Andre Lanier	Brian Benda	unanimous	1 open/ 1 past stage 3	
12	Charles Pates Jr & Kathleen Pates	17917	3554 Silver Bluff Blvd	Maintenance-paint garage door	Charles Pate	\$1,000.00	\$0.00	Brian Benda	Andre Lanier	unanimous	3 open/ 0 past stage 3	cured-painted garage door
13	AH4R Properties, LLC	80022	3594 Silver Bluff Blvd	Noise	No	\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	6 open/ o past stage 3	tenant has moved out

14	Dustin & Lidia DeAngelo	16178	3451 Crane Hill	Maintenance-paint home	Dustin DeAngelo	\$1,000.00	\$100.00	Andre Lanier	Brian Benda	unanimous	1 open/ 0 past stage 3	cured BOD voted to send back through due to extenuating circumstances-

Signature: 
Shaunah esteves (May 6, 2022 19:32 EDT)

Email: eastpresident@oakleafpoa.com

i.	<i>Oakleaf East POA CEC Hearing 6/2/2022</i>											
i.	<i>Meeting called to order: 6:35PM</i>											
ii.	<i>Quorum established with the following CEC Members: Andre Lanier, Brian Benda, Clarissa Foss, Irene Roberson</i>											
iii.	<i>Adjournment: 7:26PM</i>											
	Owner	Account	Street	Violation	Appeared	Levied	Imposed	Motion	Second	Vote Count	Open/Past stage 3	Notes
1	Wayne Humphrey & Jena Caraway	17706	3183 Stonebrier Ridge Drive	Maintenance - Paint home	Wayne Humphrey	\$1,000.00	table 30 days	Brian Benda	Andre Lanier	unanimous	1 open/ 0 past stage 3	
2	Rainiel & Barbara Ragasa	17638	2994 Thorncrest Drive	Unightly - Pressure wash home	Ray Rasaga	\$1,000.00	table 30 days	Brian Benda	Andre Lanier	unanimous	2 open/ 0 past stage 3	
3	Wendel & Edsel Garcia	17644	3003 Thorncrest Drive	Dead grass and weeds	no	\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	3 open/ 0 past stage 3	cured
4	Ronnie Hayes Jr & Jasmine Hayes	80181	312 Brier Rose Lane	Resodding	Jasmine Hayes	\$1,000.00	table 30 days	Brian Benda	Andre Lanier	unanimous	2 open/ 0 past stage 3	
5	Steven Sellers	16747	3079 Wandering Oaks Drive	Architectural - ROW/driveway work-tabled by CEC	Steven Sellers	\$1,000.00	table 60 days	Andre Lanier	Brian Benda	unanimous	1 open/ 0 past stage 3	previously tabled- arb denied never resubmitted
6	Shalisha Sims	80439	3800 Pebble Brooke Circle	Dead grass	No	\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	unanimous	2 open/ 1 past stage 3	
7	Geraldo Herrera & Heydi Cepeda	66036	3488 Waterford Oaks Drive	Unightly - Pressure wash driveway & sidewalks	Geraldo Herrera	\$1,000.00	\$0.00	Andre Lanier	Brian Benda	unanimous	2 open/ 0 past stage 3	cured
8	Rachael & Eric Lantz	80476	3420 Crane Hill Court	Maintenance - Paint home	Rachel Lantz	\$1,000.00	table 30 days	Brian Benda	Andre Lanier	unanimous	4 open/ 0 past stage 3	no ARB
10	Richard & Jaime Hart	63052	548 Millhouse Lane	Maintenance - Paint home	No	\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	1 open, 0 past stage 3	cured

i. <i>Oakleaf Plantation East POA Covenants Enforcement Hearing held via Zoom on Thursday July 7th, 2022 at 6:30pm</i>												
i. <i>Meeting called to order: 6:30 PM</i>												
ii. <i>Quorum established with the following CEC Members: Andre Lanier, Brian Benda, Clarissa Foss, Irene Roberson</i>												
iii <i>Adjournment: <u> 7:14 </u> PM</i>												
	Owner	Account	Street	Violation	Appeared	Levied	Imposed	Motion	Second	Vote Count	Open/Past stage 3	Notes
1	Mack Tillery	16451	3156 Hearthstone Lane	Dead grass and weeds	Mack Tillery	\$1,000.00	table 90 days	Brian Benda	Andre Lanier	unanimous	2 open/0 past stage 3	open since 2018
2	Aman & Ritu Rustagi	16759	3091 Wandering Oaks Drive	Resodding	N/A	\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	unanimous	2 open/ 1 past stage 3	opened 12/2021
3	Charles & Robin Jenkins	17475	3026 Piedmont Manor Drive	Maintenance - Paint home	N/A	\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	unanimous	3 open/0 past stage 3	opened 6/2021
4	Hellena Pugh	16825	3240 Wandering Oaks Drive	Pressure wash home	N/A	\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	1 open/0 past stage 3	cured- opened 12/2021
5	Vimalkumar Patel	72769	3531 Waterford Oaks Drive	Weeding	N/A	\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	unanimous	2 open/0 past stage 3	opened 12/2021
6	Dmitriy & Marina Snitman	16136	1720 Canopy Oaks Drive	Pressure wash driveway and sidewalks	N/A	\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	3 open/0 past stage 3	cured- opened 1/2022
7	Slobodan Culic & Cindy Costa	72827	435 Hearthside Court	Maintenance - Paint home	Cindy Costa	\$1,000.00	tabled for 6 months	Brian Benda	Andre Lanier	unanimous	3 open/ 1 past stage 3	opened 9/2020

8	Progress Jacksonville LLC	80658	1258 Bedrock Drive	Architectural- fence	N/A	\$1,000.00	tabled by HOA	Brian Benda	Andre Lanier	unanimous	4 open/0 past stage 3	opened 1/2022
9	James Cottle	80649	3579 Silver Bluff Blvd	Landscaping- dead grass	James Cottle	\$1,000.00	tabled 30 days	Brian Benda	Andre Lanier	unanimous	6 open/2 past stage 3	previously tabled- no ARB approval-opened 12/2021
10	James Cottle	80649	3579 Silver Bluff Blvd	Parking in Unauthorized areas	James Cottle	\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	6 open/ 2 past stage 3	regularly parks on side of home in front of and behind fence- opened 2/2021
11	Ariel & Vilma Aranzaso	16809	3166 Wandering Oaks Drive	Architectural- ROW/Driveway work	Vilma Aranzaso	\$1,000.00	tabled 30 days	Brian Benda	Andre Lanier	unanimous	1 open/0 past stage 3	no ARB-opened 12/2021
12	Mark & Kristine Neckel	80913	2959 Thorncrest Drive	Architectural- tree removal	Kristine Neckel	\$1,000.00	\$0.00	Brian Benda	Andre Lanier	unanimous	1 open/0 past stage 3	ARB approved and paid \$900 in late ARB fees
13	Artem & Maria Sokov	17293	4051 Pebble Brooke Circle	Pressure wash driveway and sidewalks	Maria Sokov	\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous		
14	Artem & Maria Sokov	17293	4051 Pebble Brooke Circle	weeds/grass in beds	Maria Sokov	\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous		

i.	<i>Oakleaf Plantation East POA Covenants Enforcement Hearing held via Zoom on Monday, August 22, 2022 at 6:30pm</i>										
i.	<i>Meeting called to order: 6:35PM</i>										
ii.	<i>Quorum established with the following CEC Members: Brian Benda, Andre Lanier, Irene Roberson</i>										
iii.	<i>Adjournment: <u>7:17PM</u></i>										
	Owner	Account	Street	Violation	Appeared	Levied	Imposed	Motion	Second	Vote Count	Notes
1	Janine Person	63089	1051 Moosehead Drive	Maintenance- general	Janine Person	\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	no communication
2	Edgar & Mary Cadwising	16029	1476 Bitterberry Drive	Dead grass		\$1,000.00	\$1,000.00	Irene Roberson	Brian Benda	unanimous	no communication
3	Rachael & Eric Lantz	80476	3420 Crane Hill Court	Paint home		\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	previously tabled by CEC- cured
4	Kara Coffey & Richard Coffey III	17849	3458 Laurel Leaf Drive	Dead grass	Richard Coffey III	\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	previously tabled by CEC- cured
5	Airen & Christopher Alves	17981	741 Bellshire Drive	Paint home		\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	previously tabled by CEC - cured
6	Michael & Kathleen James	18105	863 Wilmington Lane	Paint home	Michael & Kathleen James	\$1,000.00	table 90 days	Brian Benda	Andre Lanier	unanimous	no communication
7	Ronnie Hayes Jr & Jasmine Hayes	80181	312 Brier Rose Lane	Sodding		\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	previously tabled by CEC- cured

8	Wayne Wells Jr	16664	1057 Drake Feather Drive	Paint home		\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	unanimous	no communication
9	AH4R Properties, LLC	80069	3496 Waterford Oaks Drive	Sodding		\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	unanimous	no communication
10	Marcus Donovan	80333	3518 Pebble Stone Court	Paint home	Marcus Donovan	\$1,000.00	table 90 days	Brian Benda	Andre Lanier	unanimous	no communication
11	AH4R Properties, LLC	17118	3699 Silver Bluff Blvd	Sodding		\$1,000.00	\$1,000.00	Brian Benda	Irene Roberson	unanimous	no communication
12	Cortez & Katrina Williams	80121	3566 Waterford Oaks Drive	Paint home	Cortez Williams	\$1,000.00	table 90 days	Brian Benda	Andre Lanier	unanimous	no communication
13	Steffon & Crystal Hendrieth	16390	3117 Hearthstone Lane	parking in unauthorized areas		\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	car has been relocated- no communication

i.	<i>Oakleaf Plantation East POA Covenants Enforcement Hearing held via Zoom on Monday, October 10, 2022 at 6:30pm</i>										
i.	<i>Meeting called to order: 6:35 PM</i>										
ii.	<i>Quorum established with the following CEC Members: Andre Lanier, Brian Benda, Clarissa Foss, Irene Roberson</i>										
iii.	<i>Adjournment: 7:23PM</i>										
	Owner	Account	Street	Violation	Appeared	Levied	Imposed	Motion	Second	Vote Count	Notes
1	Richard & Izora Gonzalez	80557	3205 Wandering Oaks Drive	Sodding	NA	\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	4 to 0	
2	Richard & Izora Gonzalez	80557	3205 Wandering Oaks Drive	Weeds in beds	NA	\$1,000.00	\$1,000.00	Andre Lanier	Brian Benda	4 to 0	
3	Roiner & Marie Florvilus	17245	3943 Pebble Brooke Circle	Pressure wash driveway and sidewalks	Roiner & Marie Florvilus	\$1,000.00	table 30 days	Andre Lanier	Brian Benda	4 to 0	
4	Donna Mahoney	80264	4095 Pebble Brooke Circle	Paint home	NA	\$1,000.00	\$1,000.00	Andre Lanier	Brian Benda	4 to 0	
5	Pablo Zamarripa, Jr & Gresia Zamarripa	80365	3529 Pebble Stone Court	Sodding	NA	\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	4 to 0	
6	Progress Jacksonville LLC	80786	988 Steeplechase Lane	Architectural-landscaping	NA	\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	4 to 0	
7	George & Mae Mitchell	80415	921 Thoroughbred Drive	Weeding	NA	\$1,000.00	\$1,000.00	Andre Lanier	Brian Benda	4 to 0	
8	Adnan Salem	17121	3803 Cardinal Oaks Circle	Commercial vehicle	NA	\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	4 to 0	moved
9	AH4R Properties, LLC	80069	3496 Waterford Oaks Drive	Mowing, Edging, Weeding	NA	\$1,000.00	\$1,000.00	Andre Lanier	Clarissa Foss	4 to 0	

10	Valerie LaFortune	80093	3894 Pebble Brooke Circle	Pressure wash driveway and sidewalks	Valerie LaFortune	\$1,000.00	\$0.00	Brian Benda	Andre Lanier	4 to 0	cured
11	David & Christine Macher	17814	979 Steeplechase Lane	Dead grass	David & Christine Macher	\$1,000.00	\$0.00	Brian Benda	Andre Lanier	4 to 0	cured
12	Progress Jacksonville LLC	80786	988 Steeplechase Lane	Sodding	NA	\$1,000.00	\$1,000.00	Brian Benda	Irene Roberson	4 to 0	
13	Gordana & Djuro Runjaic	17820	987 Steeplechase Lane	Dead grass	Gordana & Djuro Runjaic	\$1,000.00	\$150.00	Brian Benda	Andre Lanier	4 to 0	cured
14	George & Mae Mitchell	80415	921 Thoroughbred Drive	Pressure wash driveway and sidewalks	NA	\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	4 to 0	

i. <i>Oakleaf Plantation East POA Covenants Enforcement Hearing held via Zoom on Monday, November 14, 2022 at 6:30pm</i>											
i. <i>Meeting called to order: 6:30 PM</i>											
ii. <i>Quorum established with the following CEC Members: Brian Benda, Andre Lanier, Clariss Foss, Irene Roberson</i>											
iii <i>Adjournment: <u>7:52PM</u></i>											
	Owner	Account	Street	Violation	Appeared	Levied	Imposed	Motion	Second	Vote Count	Notes
1	Ariel & Vilma Aranzaso	16809	3166 Wandering Oaks Drive	ROW work- no ARB	Vilma Aranzaso	\$1,000.00	\$0.00	Andre Lanier	Brian Benda	unanimous	tabled in July-approved- cured
2	Jesner & Iranise Gede	17248	3950 Pebble Brooke Circle	Pressure wash driveway/sidewalks		\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	cured
3	Jesner & Iranise Gede	17248	3950 Pebble Brooke Circle	Paint home		\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	unanimous	no ARB- cured
4	Pablo Zamarripa, Jr & Gresia Zamarripa	80365	3529 Pebble Stone Court	Pressure wash driveway/sidewalks		\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	unanimous	
5	John & Andrea Miller	80386	3537 Pebble Stone Court	Sodding	John Miller	\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	cured
6	Donna Mahoney	80264	4095 Pebble Brooke Circle	Mowing	Doona Mahoney	\$1,000.00	table 90 days	Brian Benda	Andre Lanier	unanimous	
7	Laurentino Hernandez	17163	3441 Pebble Sand Lane	Paint home	Laurentino Hernandez	\$1,000.00	table 90 days	Brian Benda	Andre Lanier	unanimous	ARB approved 8/24
8	Raven & Isaiah Dupree	80527	943 Thoroughbred Drive	Dead grass	Raven Dupree	\$1,000.00	table 90 days	Brian Benda	Andre Lanier	unanimous	possibly expanding driveway, have resodded multiple times
9	Deborah Bellino	80480	895 Thoroughbred Drive	Pressure wash driveway/sidewalks	Deborah Bellino	\$1,000.00	\$100.00	Andre Lanier	Brian Benda	unanimous	cured
10	Deborah Bellino	80480	895 Thoroughbred Drive	Sodding	Deborah Bellino	\$1,000.00	table 90 days	Brian Benda	Andre Lanier	unanimous	
11	AH4R Properties, LLC	17764	890 Thoroughbred Drive	Sodding		\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	cured
12	Roland & Scott Ruppert	17750	849 Stallion Way	Paint home	Scott Ruppert	\$1,000.00	table 90 days	Brian Benda	Andre Lanier	unanimous	no ARB

13	IH3 Property Florida, LP	16402	3355 Highland Mill Lane	Pressure wash driveway/sidewalks		\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	unanimous	
14	HPA Borrower 2016-1 LLC	17641	2999 Thorncrest Drive	Paint home		\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	unanimous	no ARB
15	Home Partners GA 2015, LLC	63055	2900 Thorncrest Drive	weeds in beds		\$1,000.00	\$1,000.00	Brian Benda	Andre Lanier	unanimous	
16	James Cottle	80649	3579 Silver Bluff Blvd	commercial vehicle	James Cottle	\$1,000.00	table 30 days	Brian Benda	Andre Lanier	unanimous	comes and goes on regular basis
17	Golden Gate 34 Holdings, LLC	80835	1450 Canopy Oaks Drive	Paint home		\$1,000.00	\$1,000.00	Andre Lanier	Brian Benda	unanimous	no ARB
18	dson SFR Property Holdings II L	80777	931 Brook Hollow Court	sodding	Christina Quiroes	\$1,000.00	\$90.00	Brian Benda	Andre Lanier	unanimous	
19	Christopher & Tiffany Allen	16792	3139 Wandering Oaks Drive	Pressure wash driveway/sidewalks	Tiffany Allen	\$1,000.00	table 30 days	Brian Benda	Andre Lanier	unanimous	
20	William Butler	16823	3236 Wandering Oaks Drive	Sodding		\$1,000.00	\$100.00	Brian Benda	Andre Lanier	unanimous	cured