

Langshire of Legends
Homeowners' Association – Meeting Minutes
BOARD OF DIRECTOR'S MEETING
February 18, 2025, at 4:30 PM in Fitness Room #1 (Annex Building)

AGENDA

- I. Meeting called to order, establish a board quorum.** – All board members present along with Susie Bianchi from Tropical Isles.
- II. Review and approve November 2024 meeting minutes.** – Minutes approved. (Motion by B. Earl, second by D. Young) for November 2024 meeting minutes.
- III. Review and approve monthly financial reports. (January 2025)** – Tim Whelan reviewed financial report summary from January 2025. Actual expenses were over budget due to fertilization costs paid in 2025 from 2024 application.

IV. INFORMATIONAL ITEMS

- 1. Review status of delinquent dues. – Courtesy letter will go out to residents that still owe dues / late fees.
- 2. Review status of ACC violations. – No major violations. See discussion items below.
- 3. Upcoming pool closures. (April 1st – LTA) & (April 3rd – IAMC)
- 4. Election applications. The deadline was 2/7/25. -There were (3) openings, (2) applications received. (D. Young & B. Earl). The board will select the open board spot.
- 5. New lights were installed on Langshire's entrance island. - New lights look good.

V. DISCUSSION ITEMS

- 6. ACC Committee. – B. Earl submitted report on ACC requests. On 1/22/25 the sub-committee did a drive around and found only (8) areas of non-compliance. Very small number compared to last year. The painting project is ongoing.
- 7. Social Committee. – 'Sip & Savor' on Wednesday's are ongoing. The bocce tournament on 2/9/25 was well attended. On (3/9/25) the Langshire social committee will be providing a brunch, and on (3/23/25) will be the cornhole tournament. Details to follow.
- 8. Beautification Committee. – No report.
- 9. Pool Committee. – Pool water level was low; pool service will review auto-fill equipment. A resident made a complaint about the residue from the pool back wash going down the street gutter. D. Young to investigate and report back to the board on how to correct the issue.

VI. ACTION ITEMS

10. Review of shrub trimming. (flowering vs. non-flowering). - Discussion was to see if there was any interest in revising the shrub trimming schedule to avoid trimming flowering shrubs during season. No interest shown in altering shrub trimming schedules.
11. Review of (Queen) palm tree trimming now. (cost = \$3,160.00) – No action currently. The board will review when palms start to show buds and berries.
12. Approval of Mulch quote for November 2025. (\$28,728.00) (3% increase) – With a motion by D. Young & a second by B. Earl the new mulch quote was approved for 2025.

VII. COMMUNITY FORUM

13. Robb Dillinger spoke about a March 20, 2025, band concert / driveway party at the Langshire cul-de-sac. Although it is not a Langshire HOA event, people can help get the word out and hopefully have a great time!

ADJOURNMENT - The next board meeting will be held on March 18, 2025 @ 4:30 p.m. in Fitness Room #1 (Annex Building). (ANNUAL MEETING) – Next month is the annual meeting. Proxies will be mailed out. Please fill out proxy or plan to attend. A motion by B. Earl & second by D. Young to adjourn the meeting.