

Board Meeting Notes

HOA meetings were held on June 18th and August 20th. Minutes of prior meetings were approved. The treasurer reported we are within budget, even with costs continuing to rise. Dues-paying members now total 124, leaving 86 residents who have not yet joined the HOA. Mailboxes continue to be a problem. Three (3) violations were found and possible solutions discussed. Another ongoing covenant violation is a trailer parked in a backyard that is visible from the street. The issue has been discussed with the attorney representing the HOA. The interest continues to accrue on the judgment the HOA was awarded.

The restoration of the north entrance is almost complete. The south entrance does not need refurbishing at this time.

Board members continue to rotate through the ACB; see schedule.

Our annual Yard Sale is October 17th – rain or shine – from 7AM – 2PM. Ocktoberfest will be celebrated on October 24th from 5-9PM. HOA members are free and guests are $5 per person.

Key Information

POISON CONTROL.....800-222-1222
DUKE ENERGY.....800-228-8485
VOLUSIA CTY ROAD & BRIDGES.....386-822-6422
(Report pot holes, drainage issues, signs & mowing)
ANIMAL CONTROL.....386-248-1790
CODE ENFORCEMENT.....386-736-5925
(In residential areas, motor vehicles my not be parked in the front yard except on driveways.)
WV TRANSFER STATION.....386-423-3862

LETTER FROM THE CHAIRMAN

To all Long Leaf Plantation Homeowners,

We've made it through most of the summer and half the hurricane season with no major storm impacts (knock on wood). As always, our community remains as pleasant and popular as ever as evidenced by the morning walkers around the Torchwood circuit as well as people's participation in the community events. Among those include the 4 th of July Parade, coordinated community yard sales (next on October 17 th), as well as the upcoming Octoberfest on October 24 th and Annual Member Meeting on November 5th.

The LLP HOA Board meets roughly every other month to ensure homeowners' needs of the community are met as outlined by the Covenants and specific expressed concerns by homeowners. The board oversees the previously mentioned community events, membership activities, HOA finances, common area maintenance, capital projects, website maintenance, and Architectural Control Board support. The date, time, and location of these meetings are posted on signs by the entrances to the neighborhood on Stratford Dr. as well as the website (https://llphoa.org). Homeowners are invited to these meetings and are urged to actively participate.

This last year, the LLP HOA board invested capital funds and people's effort in two areas. First, the entrance signs at the north end of Stratford Dr. have been updated. Individuals from the community volunteered their expertise along with board members in this effort. We contracted a sign company and metal company to complete the job. The second capital investment was in repairing and repainting damaged street signs. This effort was primarily staffed by board members.

Next year, we are exploring setting capital budget aside for updating the landscaping in our common area. This is early in the discussion phase, so homeowner's inputs are requested. We will discuss this more at our HOA Board meeting and Annual Member Meeting.

As you can see, there are plenty of activities going on in your Long Leaf Plantation community. And it's the people that make the community. I urge you to participate, whether it's by joining the HOA (only $100 per year), participating in a community event, volunteering for a capital effort, or even serving on the board supporting this great community.

Thank you,

Mike Campany

Chairman LLP HOA

BOARD OF DIRECTORS

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patrick.rfarrell@gmail.com

Teri Christopher, Treasurer
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jfctc@hotmail.com

Teri Whren
814-758-1204 Michael Cam
tess16301@yahoo.com

Douglas Phillips
386-956-4177
phillipsfba@yahoo.com

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ARCHITECTURAL CONTROL BOARD

September - Teri Christopher
October - Nada Acquaro
November -Teri Wrhen
December - Mike Campany

****

COMMITTEES

Maintenance
Teri Christopher
386-956-8895

Membership
Nada Acquaro
nadaaquaro@gmail.com
954-681-1313

Yard Beautification
John & Teri Christopher
386-956-8895

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NEWSLETTER
Rebecca Verrastro
rebeccavrealtor@gmail.com
386-310-2404

NEXT HOA MEETING
October 15 @ 6:30 PM

ANNUAL MEETING
November 5 @ 7 PM

wire3

I'm sure all of you are aware another company is installing fiberoptic service in our neighborhood. The company is Wire 3..

The work began without any notification from the company. Many of you have contacted the HOA to voice your complaints because the digging, etc., extended well past the front easement of the property. Our Treasurer, Teri Christopher, contacted the Daytona office of Wire 3 and Anthony, the Volusia County Supervisor, came out to talk with her. Anthony stated Wire3 will replace sod and fix any damage to sprinkler systems if Wire3's installation caused the damage.

We suggest any resident who has an issue contact the Daytona office at 386-777-8835. If not happy with sod replacement, call Joseph Ochmanek - 386-450-8527
Here is a link to their website if you would like to check them out:
(https://wire3.com/home-2)





SLOW COOKER FRENCH ONION SOUP

Ingredients:

- 2 lbs. Vidalia onions, thinly sliced (about 8 cups sliced)
- 1/4 cup unsalted butter, melted
- 1 1/2 tsp. granulated sugar
- 1 1/2 tsp. kosher salt
- 1/2 tsp. black pepper, plus more for garnish
- 6 thyme sprigs, tied with kitchen twine
- 1 dried bay leaf
- 5 cups lower-sodium beef broth
- 1 Tbsp. sherry vinegar
- 12 (1/2-in.-thick) baguette slices
- 6 oz. Gruyère cheese, shredded (about 1 1/2 cups)
- Fresh thyme leaves



INSTRUCTIONS

- **Step 1.** Stir together onions, melted butter, sugar, salt, and pepper in a 6-quart slow cooker. Top with thyme and bay leaf. Cover and cook on HIGH, stirring once halfway through, until onions are deep golden brown, 6 to 7 hours.
- **Step 2.** Remove thyme and bay leaf. Stir in broth and vinegar. Cover and heat through on HIGH about 30 minutes.
- **Step 3.** Preheat oven to broil, with rack about 6 inches from heat. Divide soup between 6 ovenproof ramekins; place on a baking sheet. Top each with 2 baguette slices and cheese. Broil until golden brown. Sprinkle with thyme and pepper. Serve immediately.



Winterizing Your Air Conditioner

Winterizing your air conditioner isn't just about throwing a tarp over it. Done wrong, you risk rust, rodents, and a dead compressor come spring. Done right — with the steps below— you'll extend your unit's life and avoid a $1,500+ surprise. This guide focuses on the central AC outdoor condenser unit.

Winterize your AC in 6 steps:

(1) Schedule a professional maintenance check if it's been over 2 years or you noticed summer issues.

(2) Turn off power at the disconnect box.

(3) Clean the outdoor unit with a garden hose (no pressure washer) and let it dry completely.

(4) Visually inspect for damage, rust, or loose panels.

(5) Insulate exposed refrigerant pipes with foam sleeves.

(6) Cover the top with breathable material or plywood—never plastic.

Entire DIY cost: $10–$30 for insulation and cover materials. Hire a pro? A seasonal maintenance visit runs $80–$250, often worth it for older systems.



Join us for Oktoberfest

October 24th from 5-9PM
Games, DJ, Bounce House
Burgers, Hotdogs, Beer.
HOA members free.
Guests $5 per person.

JULY YARD OF THE MONTH

Jeff & Katie Rouhselange
1018 Torchwood Dr.



AUGUST YARD OF THE MONTH

Susan Covington and Don Spencer
564 Black Ironwood



SEPTEMBER YARD OF THE MONTH

Joe & Lisa Temple
994 Torchwood



Congratulations to our Yard of the Month winners! Thank you for helping to make our neighborhood beautiful! Remember only paid HOA members are eligible for this award, so make sure you've paid your annual dues of $100. Be a good neighbor and consider nominating a yard you love by calling Teri Christopher at 386 -956- 8895.

REAL ESTATE NEWS - AMENDMENT 3

The Florida Legislature has proposed a constitutional amendment that would make several changes to Florida's property tax system, including:

- Increasing the homestead exemption for qualifying properties.
- Reducing the assessment limitation for non-homestead properties.
- Establishing additional residency-related provisions for certain homestead benefits.

Constitutional amendments in Florida require approval by at least 60% of voters.
The amendment will appear on the November 3, 2026 General Election ballot.
If approved by voters, the amendment would take effect January 1, 2027 and would first be reflected on the August 2027 TRIM Notices and tax bills delivered in November 2027.
The amendment proposes replacing the current homestead exemption structure for qualifying homestead property with:

- A $25,000 exemption applied to school millages.
- Up to $150,000 beginning January 1, 2027 to non-school millages.
- Up to $250,000 beginning January 1, 2028 to non-school millages.
- Annual CPI adjustments to the maximum exemption amount beginning January 1, 2029.

Residential property owners who are permanent Florida residents as of December 31, 2026, would be eligible for the larger exemption amounts beginning in 2027, subject to the requirements of the Florida Constitution.
Taken from the Volusia County Property Appraiser's website: https://vcpa.vcgov.org/info/amendment3

MANY THANKS TO OUR ADVERTISERS FOR THEIR SUPPORT

All vendors have done work in the neighborhood and received positive reviews.

SanzSanz
1109 W. Euclid Ave.
DeLand, FL 32720
Licensed Psychologists
Anita K. Sanz, Ph.D. (PY5640)
Donald L. Sanz, Ph.D. (PY5066)
(386) 943-9040 Fax (386) 943-9937
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Gree & Vicki Hanson — Owners
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915 N. Spring Garden DeLand, FL (386) 734-9460
1501 S. Volusia Ave Orange City, FL (386) 774-5525

ELECTRICAL CONTRACTOR EC0001542
PAT'S ELECTRIC, INC.
104 WEST CEDAR AVENUE
ORANGE CITY, FLORIDA 32763
patselectricinc.com
PHONE: (386) 775-7776
office@patselectricinc.com
JAY SMITH

NIKKI'S FURNITURE & DECOR
386-626-4163
info@NikkisFurniture.com
1150 N. Woodland Blvd., DeLand, FL 32720
NikkisFurniture.com

PAGE INSURANCE AGENCY
Direct 386-873-0264
Fax 386-736-6701
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500 E. New York Avenue • DeLand, FL 32724
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Matthew Maniscalco
President

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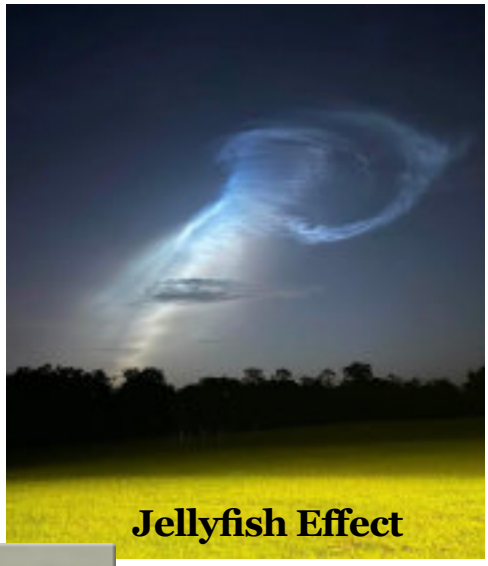
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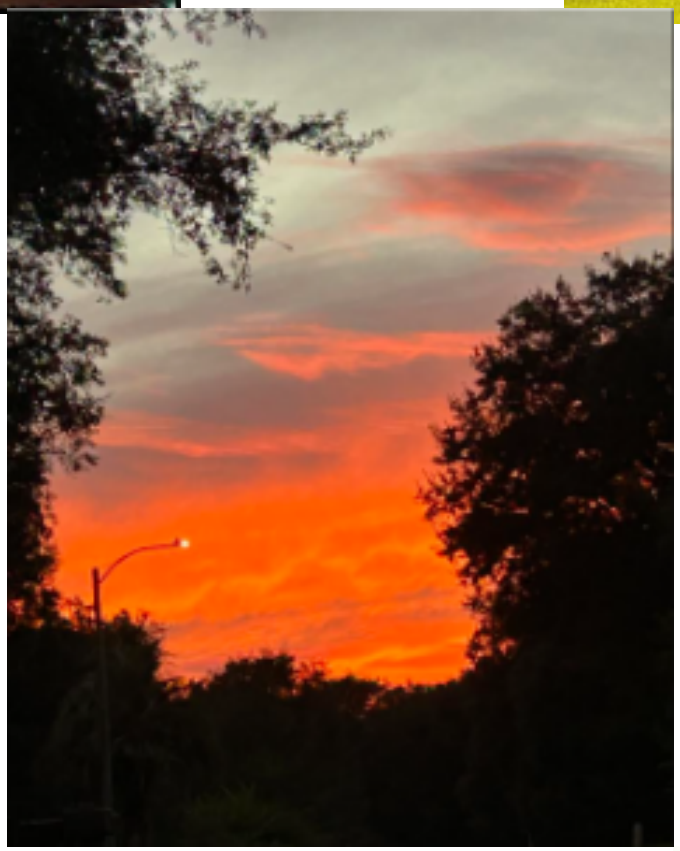
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www.SBTreeService.com
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Volusia 386-320-3056
Flagler 386-341-4800
Brevard 321-209-0635
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Scenes from our beautiful neighborhood





Jellyfish Effect



We need a bigger bird bath!



Is it Thanksgiving yet??

