

LONG LEAF PLANTATION HOMEOWNERS ASSOCIATION

September 23, 2021

I. CALL TO ORDER. Meeting called to order at 6:48PM

II. ESTABLISHMENT OF QUORUM:

Board members in attendance:

Jeffery Morris Chairman
Teri Christopher Treasurer
Lawrence Usher Vice-Chair
Jon Claessens Secretary
Lewis Nighswonger
Brett Gibbs (via phone call)

Other HOA members present:

David and Carol Noyes
Rick Studer, ACB
Nada Acquaro, Election
Nancy Roeder, ACB Chair
Michael Katz
John Christopher

III. OFFICERS REPORTS

a. Secretary's Report - Jon Claessens

Motion to adopt Prior Minutes of the 08/19/21 Board Meeting as written by Lewis Nighswonger: Jon 1st; Teri 2nd. Motion approved unanimously.

b. Treasurer's Report - Teri Christopher

Assets:	Checking:	20,566.61
	18 Month CD:	5,218.49
	Total:	25,784.80

Please refer to the Treasurer's Report for full disclosure.

Motion to adopt the Treasurer's report: Lewis 1st, Lawrence 2nd. Motion approved unanimously.

IV. COMMITTEE REPORTS

a. Architectural Control Board by Nancy Roeder.

ACB approved 2x tree removals, 2 pool enclosures, a pool deck and fencing and a roof replacement. Please refer to the ACB Report for full disclosure. Motion to adopt ACB report: Teri 1st, Lewis, 2nd. Motion approved unanimously.

b. Membership Committee - Nada Acquaro reported on her visits to new residents and on her activities to recruit candidates for the board. Three possible candidates emerged from her conversations to fill vacant board positions next year.

c. Yard Beautification Committee - Teri Christopher

Yard of the Month: August: Heather and Neil Greiner 604 Black Ironwood
September: Ron and Elizabeth Hurtibise 602 Princewood

d. Maintenance Committee: by Teri Christopher.

+East entrance of LLP: Several plants need to be replaced: Teri C. , Nancy R. and Lewis N. volunteered to assist.

+Median: there are quite a bit of dead bushes. At this time there is no room in the 2021 budget to replace them. Replacement possibly needs to happen in 2022 or monies could be re-allocated closer to the end of the year.

+Some stop signs are in need of replacement. ACB to look into which ones need maintenance/replacement for the board to decide which action to take. Materials and pricing for this project to be looked into by the board. Suggested was to look for a handyman who can price stop signs as well as mailboxes for residents.

+In the back of some properties along Taylor Rd. more frequent maintenance by the county seems to be indicated. Teri C. will follow up on this.

e. Neighborhood Alert:

No specific activity reported.

f. Newsletter.

Per Nancy R. this will be sent out in October, prior to Oktoberfest.

VI. NEW BUSINESS

Oktoberfest:

+Erica Usher and Teri have met to work out the organization of this event.

+DJ was hired, chairs rented and Gram's Kitchen will provide the food.

+Teri and John C. are looking for a more permanent system to mount lights for this event. Several suggestions were made by members. Motion to approve the expense of \$150.00 as capital improvement for PVC pipes to hold the lights. Jef 1st, Lewis 2nd. Motion approved unanimously.

+Teri asked for volunteers to set up and take down. Saturday at 9AM to set up lights and by 5PM for setting up furniture. Jef, Lewis and Lawrence volunteered for this event. Teri to further communicate details with the group.

+Non-members to contribute \$5.00/ individual to attend.

VII. CHAIRMAN'S REPORT

+The Chairman reported on the status of the Covenant Revisions on which he worked closely with attorney D. Braun. Overall the Revisions were found to be legally compliant. Remarks by the attorney:

A vote in either direction of at minimum 67% (not 60%) of all property owners will be required in order for Revisions on each individual item to pass.

The process of how notices regarding fines are given could be spelled out more specifically.

+Jef M. advised on the format of how LLP residents will be able to vote on the Revisions.

+Discussed was how long voting would remain open. The bylaws are silent on the subject. Motion to adopt a 60 day voting time for property owners to address the covenants after ballots are provided. Lewis 1st. Jon 2nd. Motion adopted unanimously.

VIII. COMMUNITY MEMBER COMMENTS

Mailboxes in decay. Carol Noyes asked how this issue was being addressed by the board. The Chairman indicated that the approval of Revisions of the Covenants would allow for the Board to address this more effectively. A discussion about esthetics of different materials ensued. No motion was filed.

NEXT MEETING DATE

October 7th Board Meeting 6:45PM at Teri's home. This should enable timely distribution of ballots for voting on the Revisions of the Covenants by the Nov 4th General Meeting.

ADJOURNMENT

Meeting adjourned at 8:07 PM.

ACB REPORT 8/17-9/23/2021

8/17	Roeder	954 Torchwood	Diseased tree endangering home, per arborist. Requested approval from board, approved.
8/24	Sally	1637 Red Mangrove	Tree that was leaning toward home, arborist Recommended removal. Approved.
8/25	Flowers	1636 Red Mangrove	Remove pool enclosure, expand pool deck, Install new fencing, circular driveway addtn J Morris clarified covenant specifics to resident Approved by L Nighswongr and J Morris
9/7	Gourley	1667 Rd Mngrove	New pool enclosure, approved
9/7	Volinsky	535 B Ironwood	New roof, approved
9/14	G Howard	402 Princewood	Mailbox knocked down, wanted clarification On HOA approved boxes. R Studer gave him great info on simple boxes from Home Depot or Lowes. Resident appreciative9/
9/20	M Kolehmainen	629 Torchwood	New Roof request. Advised all we needed Was color/type of shingle for approval. I Am awaiting his info

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LONG LEAF PLANTATION HOA OPERATIONS
September 2021

NO Dues
or Estoppel
fees

RECEIPTS:	ANNUAL 2021 BUDGET	CURRENT MONTH	YEAR TO DATE	YTD VARIANCE
Membership Dues	\$ 13,000	\$ -	\$ 12,025	\$ (975)
Newsletter Advertising-Sponsors	\$ 900	\$ -	\$ 885	\$ (15)
Donations	\$ -	\$ -	\$ 335	\$ (335)
Fall Festival	\$ -	\$ -	\$ -	\$ -
Fines	\$ -	\$ -	\$ -	\$ -
Estoppel Fees	\$ -	\$ -	\$ 875	\$ (875)
Miscellaneous	\$ -	\$ -	\$ -	\$ -
TOTAL RECEIPTS	\$ 13,900	\$ -	\$ 14,120	\$ (2,200)

EXPENDITURES:

Lawyer

Ron + Batter
for NODES
Sprinkler

ACB	\$ 30	\$ -	\$ 19	\$ 11
Advertising Garage Sale	\$ 100	\$ -	\$ 62	\$ 38
Annual Board Elections	\$ 250	\$ -	\$ -	\$ 250
Annual HOA Meeting	\$ 100	\$ -	\$ 100	\$ -
Annual State Report	\$ 70	\$ -	\$ 70	\$ -
Capital Projects	\$ 400	\$ -	\$ -	\$ 400
Christmas Awards & Decorations	\$ 150	\$ -	\$ 100	\$ 50
Covenant Revisions	\$ 500	\$ 250	\$ 250	\$ 250
Entrance Lights	\$ 220	\$ 20	\$ 179	\$ 41
Fall Festival	\$ 750	\$ -	\$ 219	\$ 531
Insurance - Liability	\$ 954	\$ -	\$ 954	\$ -
July 4th Festivities	\$ 50	\$ -	\$ 9	\$ 41
Median Maintenance	\$ 6,850	\$ 421	\$ 4,785	\$ 2,065
Membership Directories	\$ 250	\$ -	\$ 123	\$ 127
Newsletter Printing	\$ 60	\$ -	\$ 40	\$ 21
Post Office Box	\$ 118	\$ -	\$ -	\$ 118
Professional Services	\$ 500	\$ -	\$ -	\$ 500
Water - Median Irrigation	\$ 1,700	\$ 57	\$ 914	\$ 786
Website/E-Mail Maintenance	\$ 418	\$ -	\$ 236	\$ 182
Yard of the Month	\$ 275	\$ 25	\$ 200	\$ 75
Year End 1099 Recording	\$ 6	\$ -	\$ 6	\$ -
Recording of Bi-Laws	\$ 123	\$ -	\$ 123	\$ -
Miscellaneous	\$ 26	\$ -	\$ -	\$ 26
TOTAL EXPENDITURES	\$ 13,900	\$ 773	\$ 8,390	\$ 5,510

NET SURPLUS / (DEFICIT)

0	\$ (773)	\$ 5,731
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LONG LEAF PLANTATION HOA BALANCE SHEET
September 30, 2021

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Current Assets:

TD Bank - Checking	19,793.69
TD Bank - 18 Month CD	5,219.09
Total Current Assets	<u>25,012.78</u>

Accounts Payable

Median Maintenance	400.00
Total Accounts Payable	<u>\$ 400.00</u>

Net Worth \$ 24,612.78

Total Accounts Payable & Net Worth \$ 25,012.78