

Long Leaf Plantation HOA Annual Board Meeting, November 8, 2024

CALL TO ORDER: 7:30 PM

ESTABLISHMENT OF QUORUM:

A quorum was established. Board members present: Duncan MacKenzie, Chairman; Michael Company, Vice Chairman; Teri Christopher, Treasurer; Rebecca Verrastro, Secretary; Nada Acquaro.

Total in attendance: 24

CHAIRMAN'S REPORT by Duncan MacKenzie:

Our chairman opened the meeting by thanking Erica Usher for the doing such a great job with the Architectural Control Board. He then asked the secretary to call the roll to establish a quorum. He then spoke briefly about HB 59 and HB 293 which went into effect January of this year and pertains to HOAs with over 100 members. Among other things, it speaks of mandatory postings to the website, which the vice president Michael Company oversees. It addresses garbage cans, holiday lights, vehicle parking, pickup trucks. Work vehicles (defined as having 3 or more axles and weighing over 26,000 pounds) cannot be prohibited if they belong to a 1st responder. Vegetable gardens are not prohibited if they cannot be seen from the road. Architecture Control Board requests and results must be in writing.

One resident was taken to court this year, found guilty of covenant violations, and fined. The attorney's fees were \$3800, and court costs were \$400. Repayment of most of the attorney's fees and the court costs were calculated in the fine. To date, no payment has been received from the homeowner.

Oktoberfest was not held this year due to debris left from Hurricane Milton. We attempted to reschedule the event but the debris had still not been picked up by the alternate date.

MINUTES OF THE PREVIOUS MEETING:

Last year's minutes were read by the secretary, Rebecca Verrastro. A motion was made to accept the minutes and the motion passed unanimously.

OFFICERS' REPORTS:

TREASURER'S REPORT by Teri Christopher:

The report for October was read.

Teri explained that our biggest expense is our liability insurance. The current premium is \$1,471.00 for the year, a \$95.00 increase over last year. The premium has increased every year for the past several years and there is no reason to think it will not continue to rise. Page Insurance is the agency that brokers our insurance. Our treasurer, Teri Christopher, will discuss any possible changes with them. Maintenance of the medians and the Oktoberfest celebration are our other two largest expenses. (For full details, refer to the Treasurer's report.) A Certificate of Deposit was opened on 7/29/24 due to interest rates increasing. It is a 7-month CD with a 4.33 APY. A motion was made to accept the report and the motion passed unanimously.

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COMMITTEE REPORTS

Architectural Control Board (ACB) by Michael Campany:

The board has been sharing the ACB duties with one board member taking over the responsibilities for a calendar month. We had a total of 38 requests, most regarding tree removal, roof replacement, and paint colors. One carport was denied as it was deemed a temporary structure, which our covenants do not allow.

Maintenance Committee by Teri Christopher:

A water leak was detected by Mr. Howard. The main water supply to the area was promptly shut off until the repair was completed, minimizing the water loss. A few stop signs need repair or replacement. A motion was made to accept the report and the motion passed unanimously.

Membership Committee by Nada Acquaro:

The current HOA membership is 132, which represents 63% of the total residences (210). New resident visits for 2024 were 14. One vacant lot has been sold but a home has not yet been constructed. A motion was made to accept the report and the motion passed unanimously.

Yard Beautification Committee by Teri Christopher:

A yard of the month is chosen every month. A sign is placed in the yard and a \$25 gift card is awarded. We will have a holiday decorating contest again this year. Four residences will be selected by the committee and \$25 gift cards awarded. A motion was made to accept the report and the motion passed unanimously. Rick Studer was awarded the Yard of the Month for November.

Newsletter Committee by Rebecca Verrastro:

Four newsletters are scheduled to be published during the year, winter, spring, summer, and fall. I continue to ask for contributions but have not gotten much response. The first newsletter featured an article by Carole Gilbert regarding International Dark Sky Week as well as an invitation to come to Carole's home one night during this week for viewing the "dark sky". The second newsletter featured an article about this year's upcoming hurricanes – preparation as well as names and predictions. The third newsletter contained another article submitted by Carole Gilbert. Her yard was designated a Monarch Butterfly Sanctuary. The article explained what that is, why it's important, and how to achieve the distinction. For the third newsletter, Sandra Black wrote a nice article about our 4th of July parade and pictures showing our national pride were submitted by Sandy and other participants. Also featured was an article by Manny and Myrna Amolat's amazing canine, Musashi. The fourth newsletter had a "travelogue" by Georgette Varela about her trip to Italy and Jef Morris submitted some great homeowner hacks. Once again, an appeal for submissions by our wonderful residents was made.

ELECTION RESULTS:

Two members were running for re-election and each received 78 votes.

Michael Company

Nada Aquaro

In addition, two residents ran for the 1st time and each received 76 votes.

Teresa Wrhen

Georgette Varela

All nominees were elected.

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BOARD MEMBER COMMENTS:

Jeffrey Morris talked about the tree fund, which has now reached \$1095. Jef explained that many of our oaks are reaching end-of-life, which is why we are trying so hard to retain our healthy trees and plant new trees to replace the trees we have lost due to hurricane damage and disease. Jef said we have lost over 120 trees in the last few years. As Jef has gotten too busy to continue on the board, this is his last year. He was thanked for all he has done over his time as Chairman and his ardent support of the Tree Fund.

Nada Acquaro reminded us that Volusia County gives away 3 small trees per residence very April around Earth Day. Nada also explained that we are still 1 board member short and encouraged all residents to consider running for the board.

RESIDENT COMMENTS:

Gary and Tracy Bouton of 946 Torchwood Drive came to make an appeal to park their RV in their driveway rather than renting space at a storage facility. Their driveway is over 40 feet long and can easily accommodate their RV. In addition, the RV is exposed to the elements at the storage facility and has been damaged by another vehicle. It was explained this is against our current covenants and would require a change to the covenants, which is expensive and has failed in the past due to the lack of a majority. It was explained that they could construct a garage to house the RV (as several other residents have done) or park it in their backyard out of sight from the street. Neither of these options were feasible for the homeowner to make at this time.

ADJOURNMENT: The meeting was adjourned at 8:21 PM