

## BOARD MEETING MINUTES October 6, 2021

### LONG LEAF PLANTATION HOMEOWNERS ASSOCIATION

#### I. CALL TO ORDER

Meeting held on the back porch of John and Teri Christopher's home and called to order at 6:48PM.

Board members in attendance: Jeffery Morris, Chairman ; Teri Christopher, Treasurer; Lawrence Usher, Vice-Chair; Jon Claessens, Secretary; Lewis Nighswonger ; Rick Studer.

Other HOA members present: David and Carol Noyes; Nancy Roeder, ACB Chair; Michael Katz; John Christopher; Richard Kindred; Rebecca Verrastro.

#### II. ESTABLISHMENT OF QUORUM

Five board members present for a quorum.

#### III. CHAIRMAN'S REPORT

The Chairman indicated that no Committee reports would be voted on or reviewed this meeting and that member concerns would be accepted if relevant to the items on the agenda.

#### IV. COMMUNITY MEMBER CONCERNS

Michael Katz suggested to use email as a means to reach out to residents to distribute information and to foster participation. He also expressed his concern that residents may not be aware of the fact that ballots that are not returned or completed will be counted as a "no".

At the Chairman's invitation Rebecca Verrastro accepted to join the Website Committee and to volunteer for assisting with emailing residents.

#### V. NEW BUSINESS

##### a. Vote to Approve Covenant Ballots.

The Chairman asked for input on the ballot's format. To avoid confusion and to identify ballots members suggested to add a space on each ballot page to allow residents to initial or to sign the page as well as to add initials and a signature on the last page to support the identity of the resident. Motion by the Chairman to approve the ballot as drafted with the additional signatures and initials as per the above. The motion was approved unanimously.

It is the goal to send out the ballots the last Monday of October.

During the last board meeting a motion was approved to allow residents 60 days to return the ballots. The consensus seemed to be that the Holidays might distract folks and that it would be more beneficial to set a final date instead of a time frame/term. The Chairman moved to amend the previous motion (allowing a 60 day deadline for receipt of the ballots) to now allowing for ballots for voting on the Covenants Revisions to be received by the board at the latest on January 31st 2022. Motion carried unanimously.

Review of print and mailing costs of ballots. Teri C. to follow-up on the cost when printed by Stetson printer. Jef M. volunteered with printing ballots.

b. Appointment of Board Member Replacement for Mitch Kolehmainen. Motion by the Chairman to appoint Rick Studer as new board member for the remainder of the term (end of 2022) to replace Mitch Kohlemainen who resigned. The motion was approved unanimously.

## VI OLD BUSINESS

a. Annual Member Meeting: At this point we know of one resident who is a candidate for the vacant board position in 2022.

b. Oktoberfest: Teri C. covered some of the practical items regarding the organization of this activity: the mounting of lights, DJ and music played, chair rentals and so on.

c. Stop signs in disarray: Per Teri C. a contractor quoted \$200 each to repair two rotten posts. Motion by Lewis N. to repair the two posts in need of repair. Motion carried unanimously.

Teri to follow up on this and to buy paint for future maintenance.

d. Treasurer Report: Per Teri C., as of September 30th 2021 the total net worth of the LLP stands at \$24,612.78. Please refer to the Treasurer's Report for full disclosure.

## VII NEXT MEETING DATE

No date was set for the next board meeting at this time.

## VIII ADJOURNMENT

Motion to adjourn at 19:36 by the Chairman. Motion approved unanimously.