

LONG LEAF PLANTATION HOMEOWNERS ASSOCIATION  
11/04/21 - ANNUAL MEETING

CALL TO ORDER:

Annual meeting was held at Immanuel Presbyterian Church  
811 Orange Camp Rd, DeLand, Fl. and was called to order at 7:34pm.

ESTABLISHMENT OF QUORUM:

Board members present: Jeffery Morris, Chairman; Lawrence Usher, Vice Chairman; Teri Christopher, Treasurer; Lewis Nighswonger; Richard Studer; Jon Claessens, Secretary.

Board Members absent: Brett Gibbs.

Total in attendance: 18 owners.

ELECTION RESULTS

Two nominees for the board :

Teri Christopher

Duncan MacKenzie

Both candidates received 59 votes. The appointment of the nominees was postponed due quorum (62 votes) not being reached. If no more votes come in, the appointment will be decided by the board.

CHAIRMAN'S REPORT, Jeffery Morris:

The LLPHOA website was launched this year. The progress is slow due to working with volunteers only.

Oktberfest appeared to be well organized and had a great turn-out.

Covenant Revisions: 67% of owners must vote to pass a revision on each item.

Special thanks to Carol Noyes, Erica Usher, Nancy Roeder, Rick Studer, Rebecca Varrastro, Teri and John Christopher and Nada Acquaro for volunteering their time and energy to the HOA.

MINUTES FROM PRIOR ANNUAL MEETING by Jon Claessens, Secretary.

Motion to approve the minutes by the Chairman. Motion was unanimously adopted.

CHAIRMAN'S REMARKS

Request to lower the speed limit in LLP to 25 Mph was not approved by Volusia County.

The 100 Ft requested buffer between LLP and the new community to the East was not approved; an actual buffer of 50Ft will be respected by the developers.

OFFICERS REPORTS

TREASURER'S REPORT by Teri Christopher, Chairwoman of this Committee:

As of Oct 31st: Checking Balance: \$17,676.45  
18-month CD: \$5,220.29  
Total Assets: \$22,896.74

For details refer to Treasurer's Report.

Motion to approve this report by Lawrence Usher. Motion was adopted unanimously.

ARCHITECTURAL CONTROL BOARD by Rick Studer, ACB member:

No fines were issued in 2021.

Two trees were not approved for removal, all others were.

Volusia County did not offer a response to an inquiry about sidewalk on East side of Stratford Ave.

Noted was that requests to fix potholes will be quickly addressed by the County's crew. The number to call to notify the County is published in the Newsletter.

MAINTENANCE COMMITTEE by Teri Christopher, Chairwoman of this Committee:

Overview of work and beautification of the median.

Attempts are being made to reduce water usage to lower the annual bill.

LLP is still looking for affordable services for trimming of crape myrtles and looking for referrals.

Volunteers will be investigating if it is possible to use reclaimed water to reduce costs.

MEMBERSHIP COMMITTEE by Nada Acquaro, Chairwoman of this Committee:

Current membership of LLP is 122 -down from 138 in 2020- for a total of 58% of the 210

residential owners in LLP. 10 homes were sold and 11 new residents were welcomed in 2021.

Seven lots remain empty.

YARD BEAUTIFICATION COMMITTEE: no comments.

NEIGHBORHOOD ALERT : no comments.

NEWSLETTER: The need for current email addresses was emphasized to keep distribution costs down and for increased efficiency of communication with LLP owners.

To recruit much needed volunteers (for the ACB) a "Help Wanted" button will be on the website.

#### COMMUNITY MEMBER CONCERNS

a. Who will keep the sidewalks clear from overhanging branches ? - Board will follow up.

b. The word "lot" is being used in art 6 and other parts of the Revisions. Lot means everything included the interior of the home which would be questionable. - Board is taking this under advise.

c. In the revised Covenants ballot question 9 the phrase "included but not limited to" might open possibilities for non-desired interpretations of this section. - Board is taking this under advise.

d. Covenants: What's the meaning of a "decorative post" when referring to mailboxes? - Board clarified that the revised covenants would not introduce changes concerning the esthetics of mailboxes.

e. In the revised Covenants ballot question 8. This question might be moot at this point since - even if our community votes no to this question- the Florida Statutes will allow the homeowners to fly the flags mentioned; on the other hand it might provide a stricter or less strict guideline than the Statutes if those ever would change.

- Board is taking this under advise.

f. Musicians: Are there musicians in LLP who are interested in playing together at the Oktoberfest? Two members showed interest (a drummer and a guitarist).

The Chairman thanked all members offering remarks, ideas and questions and stated that the Board will take the input under advise. He clarified that -as far as the Revised Covenants are concerned- the proposed changes, although reviewed by Counsel, inherently are a non-perfect attempt to address issues that in the board's opinion are not or insufficiently being addressed in the existing covenants and that the time for input to change the Revisions as they are presented to the owners was during the board meetings over the last few months.

BOARD MEMBER COMMENTS. None offered.

NEXT MEETING DATE. To be determined.

#### ADJOURNMENT

Motion to adjourn the meeting by the Chairman. Motion was adopted unanimously. Meeting adjourned at 8:30PM.

