

## **LONG LEAF PLANTATION HOA BOARD MEETING December 7, 2022**

I. CALL TO ORDER: 6:31 PM

II. ESTABLISHMENT OF QUORUM

Board members present: Teri Christopher, Treasurer; Lewis Nighswonger; Richard Studer; Duncan MacKenzie; Rebecca Verrastro, and Nada Acquaro.

Other LLP residents present: Dave and Carole Noyes.

CHAIRMAN'S REPORT: The Chairman was not present at this meeting.

### OFFICERS REPORTS

a. Secretary's Report – Rebecca Verrastro read the minutes from the October meeting. There was an error in the report and an addendum will be submitted to correct this error. Teri Christopher made a motion to accept the report, which was seconded by Duncan MacKenzie. The motion carried unanimously.

b. Treasurer's Report - Teri Christopher read both the October and November Treasure's reports.

October's balance was \$25,884.21 with expenses for the month of \$1815. See full report for breakdown.

November's balance was \$24,058.44 with total expenses of \$676. See full report for breakdown. A motion to accept the reports was made by Rebecca Verrastro and seconded by Rick Studer. The motion carried unanimously.

### V. COMMITTEE REPORTS

a. Architectural Control Board – Duncan MacKenzie reported there were 9 ACB requests, most for tree removal and fence installation/repair). A full report will be submitted electronically.

b. Maintenance Committee - Teri Christopher began by thanking Rick Studer for all his assistance and hard work while serving as a Board member and chairing the ACB. The entrance signs were not pressure washed but will be after the holiday decorations are removed. Due to the hurricanes, no YOM was chosen for October or November.

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### **Page 2**

COMMITTEE REPORTS (continued): A motion to accept the reports was made by Rebecca Verrastro and seconded by Lewis Nighswonger. The motion carried unanimously.

#### **VI. NEW BUSINESS**

- a. The plants in the median are doing poorly and will need to be replaced soon.
- b. Since board members have been rotating through the ACB, there has been some confusion among the residents as to whom to contact. In addition, some requests made through the website have gone unanswered for a longer period. It was decided that the responsibility of checking the website for emails would now be the responsibility of the Secretary rather than the Chairman.
- c. In addition, the owner of the Dropbox account where ACB requests and property histories are kept will also be the responsibility of the Secretary.
- d. The Board will vote on officers at its January meeting.

#### **VIII. COMMUNITY MEMBER COMMENTS (CURRENT MEETING TOPICS)**

- a. Teri Christopher was contacted by a resident who is having trouble with a neighbor's cats coming onto her property. It was decided that Teri would write a letter to the owner of the cats explaining covenants regarding pets.
- b. Nada Acquaro received a complaint from a new resident (who has not moved in yet) regarding a neighbor's flags. It will be explained to the new resident that our covenants do not address the issue of flags. Furthermore, Florida statutes do not restrict the flying of flags unless they contain profanity.

**NEXT MEETING DATE:** January 11, 2023 @ 6:30 PM

**ADJOURNMENT:** The motion to adjourn was made by Teri Christopher at 7:36 PM and carried unanimously.