

# LONG LEAF PLANTATION HOA BOARD MEETING January 10, 2023

I. CALL TO ORDER: 6:30 PM

II. ESTABLISHMENT OF QUORUM

Board members present: Teri Christopher, Treasurer; Duncan MacKenzie; Rebecca Verrastro, Michael Campany, Jeffrey Morris, and Nada Acquaro.

Other LLP residents present: Dave and Carole Noyes, Erica Usher, Stephanie B.

CHAIRMAN'S REPORT: None.

OFFICERS REPORTS

- a. Secretary's Report – Rebecca Verrastro read the minutes from the December meeting. There was an error in the report and an addendum will be submitted to correct this error. Mike Campany made a motion to accept the report, which was seconded by Teri Christopher. The motion carried unanimously.
- b. Treasurer's Report - Teri Christopher read the December Treasure's reports. December's balance was \$25,753.78. The motion to accept was offered by Rebecca Verrastro and seconded by Duncan McKenzie. The motion carried unanimously.

V. COMMITTEE REPORTS

- a. Architectural Control Board – None.
- b. Maintenance Committee – None.

VI. NEW BUSINESS

- a. Teri Christopher proposed appointing Jeffrey Morris and Nada Acquaro to the Board. Both accepted. As past chairman, Jef will serve on an as-needed basis and Nada will continue to handle membership duties. Duncan entered the motion to accept, and it was seconded by Mike. The motion passed unanimously.
- b. We have one more vacancy to fill on the Board and all were asked to think of a resident that might be interested.
- c. Positions for officers were appointed as follows: Duncan McKenzie, Chairman; Michael Campany, Vice Chair; Rebecca Verrastro, Secretary; and Teri Christopher, Treasurer.
- d. Erica Usher was asked to become the new head of the Architectural Control Board and she accepted. A motion to accept Erica was proposed by Duncan McKenzie and seconded by Teri Christopher.

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

### **Page 2**

- e. Teri Christopher went over the budget for 2023 and several categories were discussed including Median Restoration, Yard of the Month, Tree Fund, Oktoberfest, Liability insurance. The proposed annual budget for 2023 is \$14,040, up from \$12,500 in 2022. We are still researching different insurance companies in hopes of reducing our premium, which increased by approximately 35%. Motion to accept was raised by Jeffrey Morris and seconded by Teri Christopher. It passed unanimously.
  
- f. The newsletter was discussed. Suggestions for the current newsletter are: Interviewing Mr. Freeburg as he is turning 100, posting our covenants, and the spring yard sale set for March 25th. Carol Noyes submitted two articles for consideration. It was determined the newsletters should be published in February, May, August, and October (winter, spring, summer, and fall).
  
- g. There have been number of covenant violations. Three homeowners removed trees without submitting a request and receiving approval from the HOA; 840 Torchwood, 905 Torchwood, and 894 Princewood. The property at 562 Princewood is in very poor repair with rotting wood on porch and fascia, support pillars missing, and a tarp on the roof. In addition, the yard and driveway are littered with “junk”. The fence at 938 Torchwood is still not repaired leaving the pool exposed. The County was contacted. Letters will be sent to the other offenders.

#### **NEXT MEETING DATE:**

**ADJOURNMENT:** The motion to adjourn was made by Jeffrey Morris at 8:04 PM and seconded by Teri Christopher. It carried unanimously.