

LONG LEAF PLANTATION HOA BOARD MEETING – February 7, 2023

I. CALL TO ORDER: 6:38 PM

II. ESTABLISHMENT OF QUORUM

Board members present: Duncan MacKenzie; Michael Company, Teri Christopher, Rebecca Verrastro, and Nada Acquaro.

Other LLP residents present: Carol Noyes, Erica Usher.

CHAIRMAN'S REPORT: None.

OFFICERS REPORTS

- a. Secretary's Report – Rebecca Verrastro read the minutes from the January meeting. Two issues were left out of the minutes and an addendum will be submitted. Teri Christopher made a motion to accept the report, which was seconded by Mike Company. The motion carried unanimously.
- b. Treasurer's Report - Teri Christopher read the budget for 2023 and various line items were discussed. The budget is based on a membership of 125 members. The final budget was \$60 higher than the proposed budget. The treasurer's report for January was also read. Current assets as of January 31st total \$31,117.76. The motion to accept was offered by Nada Acquaro and seconded by Rebecca Verrastro. The motion carried unanimously.

V. COMMITTEE REPORTS

- a. Architectural Control Board – Erica presented a summary of January's activities. A copy of the summary was also emailed to all board members. Several properties were discussed to include one property where the owner refuses to communicate with the board over several ongoing violations. Erica volunteered to make one more attempt to speak to the owner in person before a copy of our letter is placed in the front yard. 938 Torchwood has repaired the current fence until the new fence can be installed. Teri Christopher made a motion accepting the report; this was seconded by Rebecca Verrastro.
- b. Maintenance Committee –The water bill jumped to over \$300, which indicates a leak in the sprinkler system. An appointment was set for with a technician who will search for and repair the leak. Much time was spent discussing the landscaping for the entrances and medians. Teri Christopher has gotten 1 estimate for this project (\$3350) and will get a few more. A short meeting will be held in March once sprinklers have been repaired and estimates gotten to finalize the scope and timeframe of this project. A motion was made by Mike Company to accept the report, which was seconded by Nada Acquaro.
- c. Membership Committee – Nada Acquaro delivered her report. To date, the HOA has 84 paid members. Nada stated the majority of residents pay by the end of February if they plan to join. Nada feels optimistic about hitting the goal of 125 members as several new owners have joined. Rebecca Verrastro made a motion to accept the report and it was seconded by Teri Christopher.

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VI. NEW BUSINESS

- a. The Yard of the Month for January has been chosen. Once again, it was decided to continue awarding a \$25 gift card.
- b. The newsletter is almost ready to print. The March Yard Sale needs to be included before it goes to print.
- c. Mailboxes were once again discussed. A few flyers of acceptable mailboxes were discussed and passed around and color/material was discussed. More examples will be offered at our next meeting.
- d. Roofing contractor signs in yards were discussed. The covenants state they must be removed 24 hours after the work is complete.
- e. Trash and yard debris is being dumped in the vacant lots on Torchwood which are owned by the County, Teri Christopher will call Volusia County to see if signs can be posted regarding this ongoing issue.

NEXT MEETING DATE: April 13, 2023.

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- f. 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.

- g. 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).

- h. 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.