

LONG LEAF PLANTATION HOA BOARD MEETING –September 21, 2023

I. CALL TO ORDER: 6:37 PM

II. ESTABLISHMENT OF QUORUM

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

Others present: Erica Usher and Marilyn Olmstead.

CHAIRMAN’S REPORT: Duncan has received complaints from the Grants concerning 889 Torchwood Drive. This residence has had several complaints brought to the board’s attention and Mr. Camunas has been spoken to several times by various board members and the ACB committee. The residents are currently back in New Jersey and are not yet residing here full-time. Complaints include: the white garage door, nonconforming mailbox, a trailer left parked in the driveway for months, as well as a motorcycle left out of the garage. Emails have been sent addressing these issues. There is also a 12’ x 20’ shed on the property that was placed/constructed without ACB approval. It was decided that we need to escalate our attempts to rectify these issues. Jef Morris will help with drafting a letter, which will be sent by email, regular mail, certified mail).

IV. OFFICERS REPORTS

a. **Secretary’s Report** – Rebecca Verrastro emailed the minutes from the last meeting. A motion was made to accept the report; it passed unanimously.

b. **Treasurer’s Report** – Teri emailed the treasurer’s report for the month of August. She also provided copies at the meeting and went over the report. A motion to accept the report was made and passed unanimously.

V. COMMITTEE REPORTS

a. **Architectural Control Board** – Erica Usher emailed a report of recent activity and several issues were discussed in depth. She will follow up with Mr. Keegan regarding trim colors after rejecting the initial color submitted. (See remarks regarding 889 Torchwood Dr. in the chairman’s report above and more issues discussed below.)

b. **Maintenance Committee:** Joe Marimon weeded medians, trimmed plants, and sprayed Hawthorne plants for fungus. He also pressure-washed the entrance signs (\$180). Nada and Teri weeded both entrances. Teri planted some plants to fill in areas where plants died and were removed. Two (2) rolls of edging was purchased (\$67) with plans to buy bark. Bought wreaths. YOM – Frances McNeil 699 Torchwood. Small wood signs need replaced soon.

V. COMMITTEE REPORTS (continued)

Membership Committee: Nada Acquaro delivered her report. We now have 126 paid members. We have 3 new residents in the community. A motion to accept the report was made and passed unanimously. Nada asked various members to run for Board but no luck.

VI. OLD BUSINESS

a. **Oktoberfest:** Teri purchased new plastic tablecloths. Tables and chairs have been ordered. We will order 6 smaller Oktoberfest signs to place around the neighborhood to attract more residents. Will meet at 9 AM on October 21st to set up lights and again at 3 PM to decorate tables. This year we will get Pony Keg (equivalent to 83 beers). We will again have yard games such as corn hole. The festivities begin at 5 PM and residents attending will be encouraged to bring a covered dish.

b. **Covenants:** Duncan has drafted a summary report regarding LLP covenants and a copy of such will be included in the ballots sent out by Nada.

ACB ISSUES DISCUSSED:

918 Torchwood/Arthur. The yard is out of control. The next door neighbor's complaints include seeing a rodent.

659 Torchwood/Keegan Ritchey. Nada stopped by twice. He was painting the house. She approved the roof and house color but the green garage door was rejected. Mr. Keegan will get and submit more sample colors for approval.

564 Black Ironwood/ Ronnie Knapp.. A tree was cut down without approval. We will send a certified letter about the \$250 fine for removing healthy tree.

1626 Red Mangrove/Kapuscinski. Resident re-stained the fence cedar, which was approved, but painted the entire house without approval.

946 Torchwood/ Gary and Tracy Bouton. Black RV, too tall to park in the garage, has been parked in the driveway. The resident was advised he needs to build a garage/shed to house the vehicle RVs cannot be parked in a driveway for more than 48 hours consecutively.

700 Torchwood. Approved roof.

NEW BUSINESS:

Community comment: Marilyn commented that she sees many covenant violations as she walks the neighborhood. She brought up solar lighting at entrances and spotlight the entrance signs. Teri has checked into this and found it to be cost prohibitive. Plantings were discussed but there is no water and no electricity at the south entrance making choices very limited. We discussed approaching the County about a blinking light at Taylor Rd so school children could cross more safely. Marilyn reports any burnt out street lights. Duncan said we can report outages to Duke Energy directly through their website.

NEXT MEETING DATE: 11/5/2023 (annual meeting).

ADJOURNMENT: The meeting was adjourned at 8:05 PM after a motion to adjourn was carried unanimously.