

Long Leaf Plantation HOA Annual Board Meeting, November 2, 2023

CALL TO ORDER: 7:30 PM

ESTABLISHMENT OF QUORUM:

Board members present: Duncan MacKenzie, Chairman; Michael Company, Vice Chairman; Teri Christopher, Treasurer; Rebecca Verrastro, Secretary; Nada Acquaro, Erica Usher.

Total in attendance: 24

ELECTION RESULTS:

Two board members were running for re-election:

Teri Christopher

Duncan MacKenzie

Both candidates received 65 votes each and were re-elected to the board.

CHAIRMAN'S REPORT by Duncan MacKenzie:

Our chairman opened the meeting with the sad news that ***Wingle, had passed. Mr. ** was a resident of Long Leaf and had moved a few months ago.

The chairman then thanked board members for their hard work in keeping the HOA running smoothly.

Oktoberfest was a big hit this year. We had over 70 attendees.

The reduction in the number of water meters from 3 to 1 has resulted in a nice saving on water consumption and the water bill.

Unfortunately, noncompliance with our covenants still persists. We did levy a fine and have sent a certified letter to a resident about a few ongoing issues, which most likely will result in arbitration.

Our HOA fee is only \$100 per year (\$8.33 per month). All residents benefit and it would be nice if all residents contributed.

Attendees were invited to reach out to the chairman with any concerns after the meeting or via email.

MINUTES OF THE PREVIOUS MEETING:

Last year's minutes were read by the secretary, Rebecca Verrastro. A motion was made to accept the minutes and passed unanimously.

OFFICERS REPORTS:

TREASURER'S REPORT by Teri Christopher:

The report for October was read.

Teri explained that our biggest expense is our liability insurance. The current premium is \$1376.00 for the year, a \$310 increase over last year which was an increase of \$111 over the prior year. The premium has increased every year for the past several years and there is no reason to think it will not continue to rise. Page Insurance is the agency that brokers our insurance and Teri will discuss any possible changes with them. Maintenance of the medians and Oktoberfest are our other two large expenses. For full details, refer to the Treasurer's report.

The question of a Certificate of Deposit was raised. At this time, all funds are in the checking account. As interest rates have increased recently, Teri will check with TD bank to see if purchasing a 7-month CD would be beneficial.

A motion was made to accept the report and the motion passed unanimously.

COMMITTEE REPORTS

Architectural Control Board by Erica Usher:

From January 1 to November 1, there have been 54 ACB requests, most regarding trees and roofs. A violation letter has been sent to a resident regarding tree removal. The resident must respond by November 13th or they will be fined. One tree removal fine has been levied. A motion was made to accept the report was made and passed unanimously.

Maintenance Committee by Teri Christopher:

Teri began by thanking Mr. and Mrs. Mercer of 686 Torchwood Dr for the donation of 8 coonies. Trees have been trimmed for safety to improve visualization of traffic. The crepe myrtles will be trimmed in 2024. Sprinkler repairs were completed. The medians were weeded and then fed. Hawthorns have been removed. The Tree Fund has a balance of \$430. Please contact Teri for a \$50 reimbursement if you plant a new tree. A motion was made to accept the report and the motion passed unanimously.

Membership Committee by Nada Acquaro:

The HOA now have 128 members, an increase of 2 over last year. We have a total of 210 residences and 8 vacant lots. We also have 4 vacant lots owned by the county and set aside for a park. Some of the vacant lots have been sold and bought recently. Inquiries have been made by the new owners regarding covenant restrictions but no homes are being built yet.

A motion was made to accept the report and the motion passed unanimously.

Yard Beautification Committee by Teri Christopher:

A yard of the month is chosen every month. A sign is placed in the yard and a \$25 gift card is awarded. We will have a holiday decorating contest again this year. Four residences will be selected by the committee and \$25 gift cards awarded.

A motion was made to accept the report and the motion passed unanimously.

Newsletter by Rebecca Verrastro:

Four newsletters are published during the year, winter, spring, summer, and fall. A short synopsis of each newsletter was given.

The first newsletter featured an article about resident Russell Freeberg, who turned 100 years old in March. The article was written by his son John and was a great tribute to his dad. Carol Gilbert established the Little Free Library with a donation of \$500. It is being enjoyed by the residents.

The second newsletter discussed some common covenants. It also featured an article about Light Pollution.

The third newsletter discussed Carol Gilbert's yard being designation a Monarch Butterfly Sanctuary, what that is, and how to achieve the distinction. We also published pictures of the 4th of July parade.

An appeal was made for content submission. Rebecca stated she knows we have some interesting and talented residents and is sure other Long Leafers would like to hear about them.

A motion was made to accept the report and the motion passed unanimously.

BOARD MEMBER COMMENTS:

Nada explained that we are still 1 board member short and encouraged all residents to consider running for the board.

ADJOURNMENT: The meeting was adjourned at 8:30 PM