

LONG LEAF PLANTATION HOA BOARD MEETING – January 11, 2024

I. CALL TO ORDER: 6:38 PM

II. ESTABLISHMENT OF QUORUM

Board members present: Duncan MacKenzie; Michael Campany, Mary Christopher, Rebecca Verrastro, Jef Morris, and Nada Acquaro.

Other LLP residents present: Erica Usher, Kathy Campany, Carol Noyes, and Alex Gaillard of (986 Torchwood Dr)

III. CHAIRMAN’S REPORT:

Duncan brought up the issue of purchasing a CD, which we will be discussed in Treasurer’s report and budget discussion.

IV. OFFICERS REPORTS

a. Secretary’s Report – Rebecca Verrastro emailed the minutes from the last meeting to the board members. Jef Morris was kind enough to read it aloud so the residents in attendance could hear it. A motion to accept the report was made and seconded; it passed unanimously.

b. Treasurer’s Report - Mary Christopher emailed the report for December and read it aloud. The current balance as of 12/31/2023 is \$29,052.24. Expenses totaled \$497.06 with Oktoberfest accounting for a large portion of that expense. No dues were received and no estoppel fees were collected. A motion to accept the report was made and seconded; it passed unanimously. Moving some of the funds to a CD was discussed.

V. COMMITTEE REPORTS

a. Architectural Control Board – Erica Usher. Requests are slowed down. We have had a few requests for roof replacement and paint colors. All have been approved. A lattice structure being used as a greenhouse was deemed OK. The residents at 889 Torchwood are still noncompliant. Mike Company spoke with Manny, the owner, who acknowledged that he received the letters the HOA has sent. The resident told Mike he would email the chairman with his intentions but has not done so. It seems he left for NJ a few days after speaking with Mike. The son talked to a neighbor of Erica and said they are aware of the issues. Duncan commented that the son’s motorcycle is very loud and can be heard as early at 4AM, waking Duncan as well as other neighbors. All issues remain (Mailbox, trailer, garage door, shed). We will seek to find an attorney who specializes in HOA representation to resolve these issues. Teri will go to downtown DeLand to see if an attorney she knows of is still in practice there. Erica will call a few attorneys and ask if they are taking on new clients. Mike and Jef will interview potential attorneys.

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- b. Maintenance Committee – Nothing new.
- c. Beautification – The Simonic resident at 914 Torchwood Dr. was the December Yard of the Month. There will be no Yard of the Month in January as we awarded 4 residents gift cards in December for their holiday decorations.
- d. Membership Committee – Nada Acquaro reported she is updating the directory.
- e. Newsletter – Rebecca reported the target date for the next newsletter is February 15th. Duncan will have the Chairman’s report to her by February 1. Rebecca has spoken to two residents about doing profiles on them for the next newsletter. Jef Morris mentioned a scam email his wife received impersonating the Volusia County Sheriff’s Department. The email informed the recipient that they did not show for jury duty and they needed to pay a fine or would go to jail. We may publish this scam alert in the newsletter.

Motions to accept the various committee reports were made, seconded, and passed unanimously.

VI. OLD BUSINESS

CD: The current interest rate at TD Bank is 4.5%. With a current balance of \$29,052.24, it was decided we could comfortably move \$9999.99 into a CD for 6 months to 1 year depending on the prevailing rate at the time of purchase.

VI. NEW BUSINESS

Mary Christopher handed out copies of the proposed budget for 2024. We discussed the various line items. Increasing the estoppel fee to \$299 with a \$119 expediting fee was agreed upon. Stetson annual board mailing will increase to \$159. The website renewal has increased. A cheaper option was discussed but it was decided that it would require a new payment system and would not be worth the savings. The new budget is \$14,100. A motion to accept the budget was made and seconded. The motion passed unanimously.

The spring yard sale will be March 9th with a rain date of March 16th.

Carol Noyes pointed out an error in the November Chairman’s Report. A resident’s name was misspelled and should be “Lingle”.

NEXT MEETING DATE: We will have a short meeting to approve the January minutes (TBD) and meet again on March 14th.

ADJOURNMENT: The meeting was adjourned at 7:53 PM after a motion to adjourn was carried unanimously.