

## **LONG LEAF PLANTATION HOA SPECIAL BOARD MEETING MINUTES - JANUARY 23, 2024**

I. CALL TO ORDER: 6:31

II. ESTABLISHMENT OF QUORUM : Duncan MacKenzie, Michael Campany, Mary Christopher, Jef Morris, and Nada Acquano. No other persons were in attendance.

III. PURPOSE OF MEETING: Discuss attorney fees and vote on acceptance; vote on purchase of CD(s).

The fee schedule of Shuffield Lowman was presented. The hourly rate for "enforcement work" is \$335/hr. plus expenses, expenses are flat fees as listed on the fee schedule. Jef spoke with Mr. Hinkley at the firm. A motion to hire the firm of Shuffield Lowman was made and seconded; the motion passed unanimously.

We will forward all items concerning the resident at 884 Torchwood Dr, (Camunas) to the attorney, which includes emails and the letter the board sent. We will ask the attorney what the course of action is.

Other questions FL720.304 and FL720.305:

1. Can we implement fines for all residents?
2. What is the allowable fine per day? We interpret the statute to be \$100 per violation up to a total of \$1000. Is this correct?
3. Our covenants state we cannot have white trim or white garage doors. Can we enforce this throughout the community even though some have been present for a while. If so, Jef will draft a letter to all residents who currently have white garage doors.

A motion was made to submit these questions to the attorney; the motion passed unanimously.

A motion to purchase one or two CDs was made and seconded; it passed unanimously. Mary Christopher is authorized to do so on behalf of the Long Leaf Plantation Home Owners Association, Inc.

A motion was made to adjourn; the motion passed unanimously.

ADJOURNMENT: 7:15 PM