

LONG LEAF PLANTATION HOA BOARD MEETING – April 18, 2024

I. CALL TO ORDER at 6:41 PM

II. ESTABLISHMENT OF QUORUM

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

Others present: Carol Noyes and Erica Usher.

III: CHAIRMAN’S REPORTS: Nothing to report.

IV: OFFICERS’ REPORTS

a. Secretary’s report: Rebecca Verrastro read the minutes of the March meeting. A motion was made to accept the minutes and it passed unanimously.

b. Treasure’s Report: Teri Christopher provided the report in writing to the board members. A motion was made to accept the minutes and it passed unanimously.

V. COMMITTEE REPORTS

a. **Architectural Control Board:** Erica Usher

889 Torchwood: On 3/12 Mr. Camunas was denied approval for metal building.

1018 Torchwood was denied tree removal until plans are submitted for the garage.

484 Black Ironwood: Prior approval was given for tree removal and fence.

1081 Torchwood: Teri & Nada approved tree removal.

505 Black Ironwood: A Chinese Elm was cut down. Erica did get a request in November but failed to respond. The resident did not follow up either. Per septic company, the roots are engaging the septic system. Roots are “expansive”. A letter has gone out regarding removal prior to approval. The fining committee will make a decision based on all evidence presented.

1031 Torchwood: Erica will let resident know that the frame for the screen enclosure needs to be bronze in color. All else is fine.

1084 Torchwood: A son is taking over rehabbing of the property. A new roof is going on the house. Teri is working with the son on paint approval.

1628 Wild Indigo:

563 Princewood: Resident will send paint colors.

b. Mike Campany will help Erica with posting the ACB reports online.

- c. **Maintenance Committee:** Mulch is in - 3 yd. We need to dig up dead hawthorns.
- d. **Membership Committee:** 114. Nada has been visiting people who were members in the past but not current member, approximately 5 or 6 residents. 119 have paid; we budgeted for 125.
- e. **Beautification Committee:** 1045 Torchwood was chosen as the Yard of the Month for April.

Newsletter: Sandy will help. 4th of July.

VI. NEW BUSINESS

- a. 889 Torchwood (Camunas): The trailer is still visible from the street. The drip edge looks white; is it? The mailbox was painted beige but is still not compliant.
- b. Teri will check with Volusia County permitting to see if the county requires HOA permission before issuing permits.
- c. 425 Black Ironwood (Cruz). Two large trees were removed on 4/17. One was a water oak which was “in the septic lines” according to the resident. The other was a large Pine. The resident said they got permission in the past. Erica went back 2 years and could find nothing. We will start putting an expiration date of 6 months on ACB approvals.
- d. 894 TORCHWOOD – Robert Gilmer. Nada spoke to the resident about parking on grass.
- e. Charlie & Anita Campbell (1039 Torchwood) say the new owners of their home are “very nice people”.

VIII. COMMUNITY MEMBER COMMENTS: None.

ADJORNMENT: A motion to adjourn the meeting was made and approved unanimously.

NEXT MEETING DATE(S): 5/23 @ 6:45 PM