

LONG LEAF PLANTATION HOA BOARD MEETING – July 18, 2024

I. **CALL TO ORDER** at 6:46 PM

II. **ESTABLISHMENT OF QUORUM**

Board members present: Duncan MacKenzie, Michael (Mike) Company, Rebecca Verrastro, Mary Theresa (Teri) Christopher, Nada Acquaro, Jeffrey (Jef) Morris (via telephone). **Others Present:** Scott Foley and Manny Camunas.

III: **CHAIRMAN'S REPORT:** Nothing to report.

IV: **OFFICERS' REPORTS**

- a. **Secretary's report:** Rebecca was only able to supply a partial report for the May 23, 2024, meeting. She will provide a full report and email to all board members.
- b. **Treasurer's Report:** Teri Christopher provided the May and June reports. May's balance was \$34,238 including the CD. June's balance was considerably less at \$31,549, mostly due to legal expenses of \$3256 paid in June. We did receive income from dues and an estoppel fee. A motion to accept the reports was made and seconded and passed unanimously.

V. **COMMITTEE REPORTS**

a. **Architectural Control Board (ACB):** Erica Usher was not able to attend due to her increased work schedule and unfortunately tendered her resignation. She will remain on the ACB until the end of June. At that time, we will revert to a rotating schedule until we find someone to replace Erica. The rotation is as follows: Teri August, Jef Sept, Duncan Oct, Mike Nov, Nada Dec, and Rebecca Jan ACB. It was decided that the person serving for the month will check emails. Jef will check legality of working on ACB as a board member.

749 Torchwood Dr.: Residents still have not planted trees as agreed. Nada will offer them 2 oaks she got from County. Mike will give Teri the agreement letter they signed, and she will draft a letter to the residents explaining the need to comply. **1626 Red Mangrove Dr.:** The removal of two dead trees was approved by Mike.

b. **Maintenance Committee:** Sprinklers are working fine. Joe will be here tomorrow to mow the medians. Jef has been mowing along E. Taylor Rd. Joe will mow from Strafford to the 1st telephone post. The 7th was the last time Joe mowed.

c. **Membership:** We now have 130 members. Nada has finished the door knocking and feels aside from Caroly Noyes (who always pays in November), we will not have any more residents join.

d. Beautification: Yard of the month: 1093 Torchwood was chosen for June; 844 Torchwood Dr. was chosen for July.

e. Newsletter: The newsletter is due to go out by August 15th. Duncan will have his Chairman's report to me by Aug1. Manny (owner) will write an article about his amazing dog Musashi. Everyone will email pictures to me that they took during the 4th of July parade.

VIII. COMMUNITY MEMBER COMMENTS:

Scott Foley (1666 Red Mangrove) was here mainly to clarify covenants. He is a former resident but states he has not lived here for about 10 years. He asked about rules for removing trees. The rules were discussed, and he was told that a copy of our covenants is posted on our website (LLPHOA.org). He has a tree that was struck by lightning and was told even that needs ACB removal. The criteria for approval are basically "dead, diseased, damaged, and causing damage to septic tank/field, foundation, driveways, etc. Mike explained the tree fund – basically the HOA will match the cost up \$200 but we must have a receipt for the purchase and pictures documenting the planting. Scott also asked about fence materials and color, specifically PVC. He was told vinyl fencing is an allowed material but must be a neutral color. He also needs to submit a request to the ACB and get approval before beginning the work. Scott also asked about boat and RV restrictions. He was told the maximum time allowed in the driveway is 48 hours. To keep longer on property, it must be behind a fence and cannot be seen from the road or by neighbors. Jef gave the example of a sailboat whose mast was visible above the fence; the mast had to be lowered. The same applies to trailers and RVs. They may not be visible from the street or by the neighborhoods. Scott made some suggestions regarding email procedures. He gave us his current email address (HJSFOLEY@GMAIL.COM) and said he may be able to volunteer his time in the future.

Manny Camunas (889 Torchwood): Manny came to discuss the ongoing legal action the board has taken against him and give explanations for his failure to comply. He feels the board has been harassing him since he purchased the home. The home was purchased in December 2022, but Manny stated he did not "move in" until February 18, 2024, and was a resident of New Jersey until then. He said he did not receive any mailings from the HOA or attorney because the mail was being sent to his Florida address. Jef interjected that a certified letter was received by someone at that residence. Manny said it must have been by his 20-year-old son who was living there and just "threw it on the table". He said he did not receive any emails because they were sent to an incorrect address. His current email is Mcamunas1@verizon.net. Manny stated the trailer was in the driveway often and for prolonged periods of time because he was moving himself and had to make numerous prolonged trips back and forth to New Jersey. He cited several conversations with Mike Company, his next-door neighbor/board member, and felt Mike was taking care of things for him.

Mike: Mike stated he is in a "unique position", that of being a neighbor and board member. He was trying to be a "good neighbor" but at no time was acting as board member and made that clear to Manny.

Nada: Nada visits all new residents to welcome them and answer any questions they may have. She gives everyone a copy of our directory and covenants. She visited Manny and gave him a copy of both these documents shortly after he moved purchased the home.

Rebecca: I was the first person to visit Manny. The board had gotten a complaint about the “white garage door”. I saw Manny outside as I was passing. He told me he would paint the garage door. I followed up with an email sending him information, which he replied to. Sometime later, I saw packs of shingles on Manny’s roof. I told him he needed to get ACB approval before the roof goes on. As this was clearly in process, I said I would reach out to the ACB to get approval for him ASAP, which I did. He stated he would paint the fascia and garage door when the reroofing was completed

Jef: The trailer and mailbox remain issues and asked when Manny plans to take care of these issues. Manny stated he cannot find his registration and must go to New Jersey to get a duplicate registration before he can get a Florida registration and move or sell the trailer. He should have this accomplished within 30 days. Jef thanked him for coming to the meeting but wished he had done so sooner. He recommended speaking to the HOA’s counsel as the process has gone too far and is out of the HOAs hands.

Duncan: Asked Manny to talk to his son about not revving his Harley Davidson motorcycle early in the morning when he is going to work. Manny felt it was not excessive even though Duncan and other residents are woken up predawn by the noise.

VI. NEW BUSINESS:

- a. 683 Princewood Dr.: Mr. Robinson has passed. Teri visited Mrs. Robinson who told her the daughter Lindsay had been deeded the house. They discussed the ongoing HOA violations and needed safety issues. The house is now under contract. Teri has received an estoppel request.
- b. 562 Princewood Dr.: It appears Mr. King is replacing his roof himself. He did get a permit from the County but ACB approval was not requested or granted. Other covenant violations include the screen enclosure and porch. Teri will send a 30-day Letter.
- c. Tree fund implementation: The fund will reimburse residents for purchasing shade trees only. The tree must qualify, and resident must supply the receipt and photos showing planting. A maximum of \$200 will be given to any resident. Jef will draft and send a letter explaining the tree fund to residents.
- d. 425 Black Ironwood Dr.: The Cruz residents have not paid the fine of \$500 for removal of 2 healthy trees without ACB approval. Arbitration is suggested. The deadline of June 20th is long past. A letter will be drafted and sent stating they must pay in 30 days or seek the board will have no choice but to seek legal counsel. Also, there is still a blue tarp on their roof.
- e. Mike Campany’s wife is familiar with an organization that will spay and neuter cats and return them to the property. Duncan has 3 cats that periodically come to his property, but in general, it was not deemed a neighborhood problem. Owners should not allow their cats to roam and should take care of the spay and neuter process.
- f. Teri will reserve Immanuel Church for the HOAs annual meeting this year held 11/7/2024.
- g. Octoberfest will be held this year on 10/26 from 5-9 PM,
- h. The bank suggested we have more than one board member authorized on the checking account. Duncan MacKenzie will accompany Mary (Teri) Christopher to the bank to be added as a signer. A motion to approve was approved and passed unanimously.

NEXT MEETING DATE: 9/19/2024 at 6:45 PM.

ADJORNMENT: A motion to adjourn was made, seconded, and passed unanimously at 8:45 PM.