

## **Long Leaf Plantation Homeowners Association**

### **Board of Directors Meeting Minutes**

**January 22, 2026**

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#### **Call to Order**

The meeting was called to order at 6:35 PM by Chairman Mike Company.

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#### **Establishment of Quorum**

A quorum was established.

#### **All Board Members Present**

**Note:** Former Secretary Georgette Varela resigned due to health concerns.

#### **Other Attendees**

- Nine (9) community members
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#### **Community Member Concerns**

Nine (9) community members addressed concerns regarding multiple vehicles (approximately 5–10) parked outside 1084 Torchwood Drive for a period exceeding six weeks.

#### **Issues Identified**

- One untagged vehicle awaiting towing
- Traffic obstruction affecting delivery vehicles, lawncare services, and emergency access
- Vehicles parked in undeveloped areas

#### **Action Items**

- Nada Acquaro will contact Volusia County Code Enforcement on January 23, 2026
- Mike Company will review HOA covenants and issue a formal letter as escalation

- Teri Christopher provided residents with the appropriate address and contact information for Volusia County Code Enforcement

### **Escalation Process (Outlined by Chairman)**

1. Courtesy communication from the board
  2. Formal written notice
  3. Attorney involvement
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### **Chairman's Report – Mike Company**

#### **Incident at 643 Princewood Drive**

A work trailer was parked on the roadway for an extended period. Jim Hermann, representing the Architectural Control Board (ACB), attempted to provide HOA covenants to the homeowner by entering through an open garage. A verbal altercation occurred during this interaction.

#### **Recommendation**

To protect the Association, Chairman Company recommended establishing a provision prohibiting HOA representatives from entering a resident's property through garages.

#### **Resignation**

Jim Hermann resigned from the Architectural Control Board.

#### **Motion to Censure Jim Hermann**

- **Motion:** Duncan
  - **Second:** Nada Acquaro
  - **Vote:** Teri Christopher and Duncan in favor; none opposed
  - **Result:** Motion passed
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### **Resident Engagement Policy Update**

Based on guidance from the HOA Attorney, the Board agreed that HOA communication with residents will occur only via email or written correspondence.

#### **Exception:**

- Nada Acquaro may conduct a single, face-to-face welcome visit for new residents.

Implementation procedures were discussed.

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## **Officer Reports**

### **Secretary's Report**

#### **Approval of December 4, 2025 Meeting Minutes**

- **Motion:** Nada Acquaro
  - **Second:** Duncan
  - **Vote:** Mike Company and Doug Phillips in favor
  - **Result:** Motion passed
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### **Treasurer's Report – Teri Christopher**

#### **Approval of December 12, 2025 Meeting Minutes**

- **Motion:** Teresa Wrhen
- **Second:** Doug Phillips
- **Vote:** All in favor
- **Result:** Motion passed

#### **2026 Budget Discussion**

- The HOA is projected to operate at a deficit of \$11,321 for 2026
- Capital projects are the primary contributor to increased expenditures

#### **Request for Approval:**

- Capital project: Entrance signs - Rod iron rings and two (2) signs

#### **Motion to Approve**

- **Motion:** Nada Acquaro
- **Second:** Mike Company
- **Vote:** All in favor

- **Result:** Motion passed

**Additional Note:**

- Sign work meeting scheduled for **February 2, 2026 at 10:00 AM**
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**Committee Reports**

**Architectural Control Board (ACB)**

**December–January Summary – Mike Campany**

- Approved items included tree removals, exterior painting, and mailbox replacements between **December 14 and January 16**
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**Maintenance Committee – Teri Christopher**

- The Board reviewed the landscape agreement submitted by Regenerations Complete Lawn Care LLC, owned by Caleb Roberts
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**Membership Committee – Nada Acquaro**

- Total members: **39**
  - Three (3) advertisements paid (\$60 total)
  - One \$25 tree fund donation
  - One \$25 general donation
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**Yard Beautification Committee – Teri Christopher**

- January winner was not selected due to outstanding dues
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**Newsletter – Rebecca Verrastro**

- Newsletter distribution scheduled for the second month of each quarter
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**Old Business**

## **Outstanding Lien – 889 Torchwood Drive**

- Discussion regarding possible tax certificates on the property
  - Treasurer anticipates lien recovery funds will ultimately return to the HOA
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## **Neighborhood Entrance Signs**

- Three options presented from **Signarama**:
  - HDU Sign: \$4,525 (8-year lifespan)
  - Acre Board: \$2,446 (10–15-year lifespan)
  - PVC Option: \$995.82
- Installation cost: \$875 per sign

## **Additional Discussion:**

- Patrick Farrell proposed creating artwork files in-house to reduce supplier labor costs
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## **Street Sign Repair / Replacement**

- Project has not yet been initiated
  - Wooden posts planned for median locations, with potential protective collars
  - Treasurer to confirm scope and initiate project
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## **New Business**

- Rebecca Verrastro confirmed as Newsletter Chair
- Acknowledgement of Jim Hermann's resignation

## **Appointment of Secretary**

### **Motion to Appoint Patrick Farrell as Secretary**

- **Motion:** Teri Christopher
- **Second:** Nada Acquaro

- **Vote:** All in favor
  - **Result:** Motion passed
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### **Community Yard Sale**

- Scheduled for **March 7, 2026**
  - Rain date: **March 14, 2026**
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### **Next Meetings**

- **February 2, 2026 – 10:00 AM:** Sign review with Signarama
- **February 19, 2026:** Ad-hoc HOA meeting (sign decision)

### **ACB Review Cycle**

- January: Mike Company
  - February: Mike Company & Nada Acquaro
  - March: Teri Christopher
  - April: Duncan MacKenzie
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### **Adjournment**

The meeting was adjourned at **8:19 PM**.