

Long Leaf Plantation HOA Board Meeting, December 12, 2024

I. CALL TO ORDER: 6:45 PM

II. **ESTABLISHMENT OF QUORUM:** Duncan MacPherson, Michael Campany, Teri Christopher, Rebecca Verrastro, Jef Morris, Nada Aquaro, Teri Wrhen, and Georgette Varela.

Others: Carol Noyes, Dave Noyes

III. **COMMUNITY MEMBER CONCERNS:** (Carol Noyes) Ron Derstine passed away. Ron served as Chairman of the LLP HOA for 17 years. Will note his passing in the newsletter; check obituary for details.

IV. **CHAIRMAN'S REPORT** – Nothing to report.

V. OFFICERS REPORTS

- a. Secretary's Report – Rebecca Verrastro
 - 1. Adoption of Prior Meeting Minutes unanimously approved
- b. Treasurer's Report - Teri Christopher
 - 1. Adoption of Prior Treasurer's Report unanimously approved.

VI. COMMITTEE REPORTS

- a. **ACB** – November/December Report – Michael Campany/Nada Acquaro-Lindberg, Broadwater (trees, approved), Oct roof approval. Approval for fence using the same material. No approval needed. Nada: Udanza? Building shed. Plans, pictures, general colors to be submitted. Gibbs: 10x20' slanted roof structure for garden in backyard. E side of Torchwood has a fiberglass roof on a greenhouse. Matt Monarch: Resident wants to rent home for 30 days while in Ecuador. Nothing in covenants to prohibit this. Is a management company involved? 564 Black Ironwood (Knapp). Duncan sent a copy of the covenants. Teri referred buyers to LLP HOA website. 1092 Torchwood & 1084 Torchwood – sale pending. 683 Princewood – People moving in today. Duncan still has a "lagoon" from Hurricane Milton in his back yard.
- b. **Maintenance Committee** - Teri Christopher – We had a slight water leak. It was reported quickly by Mr. Howard and did not affect the water bill.
- c. **Membership Committee** - Nada will send a new contact list at Mike's request.

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d. **Yard Beautification Committee** - Teri Christopher YOM. December Bonnie Lindberg; October, Rick Studer; November, Greg & Deborah Howard

e. **Newsletter** – Rebecca Verrastro: Will note Ron's passing. Carol Noyes has a new sponsor, Leak Detector. Dave Noyes will send to the information to Nada to add to sponsors for next year. Georgette: Will submit content about traveling to Italy. Jef will send article on homeowner hacks.

VII. OLD BUSINESS

- a. 889 Torchwood Update – Lien was recorded in Seminole County??
- b. Ongoing Florida HOA Rules Change

VIII. NEW BUSINESS

- a. Officer Elections: Chairman, Duncan MacPherson; Vice Chair, Michael Campany; Treasurer, Teri Christopher; Secretary, Georgette. Theresa Wrhen and Nada Acquaro will be members at large. Teri Christopher will be in charge of the ACB for the month of January. Rotation will continue until we get a permanent ACB chair. Jef Morris will be on the fining committee.
- b. BOI: A lawsuit is pending and the filing has been postponed until the suit is settled.
- c. Hinkley: We need an update on Camunas. Where is lien recorded? Do we want to be more aggressive? No – by unanimous vote.

COMMUNITY MEMBER COMMENTS (CURRENT MEETING TOPICS)

Resident Doug Phillips, 1093 T, let us plug in Christmas lights on the west side of the Taylor Rd entrance,

HOA RULE CHANGES:

New board members will need training. Is there a free course? Teri will check into it.

Mike: The new portal is set up. It is secure and can only be accessed by HOA members. Mike will send user IDs and password for email.

PLEASE DONATE BOOKS TO CAROLE GILBERT for the Free Little Library at 504 Black Ironwood.

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NEXT MEETING: January 8th at 6:45 PM

MEETING ADJOURNED: 7:45 PM