

Long Leaf Plantation, HOA Board Meeting Agenda

July 17, 2025

I. Call to Order:

Time: **6:33pm**

II. Establishment of Quorum: Attendees from the Board. (All present)

Resident Attendee: Carol Noyes

III. Community Member Concerns:

Carol Noyes reported her home was struck by lightning. Unfortunately, this caused some significant damage to some electronics as well as some of her appliances including the water pump.

Terri Wrhen provided some additional insight on maintaining curb swales brought up by Judy Black as being a problem at our previous Board Meeting. She continues to stress the importance of providing current and new residents with information on what can be done to avoid water drainage issues. This includes regularly inspecting and maintaining swales by removing sediment and debris, trimming vegetation, and addressing any erosion.

Mike Campany mentioned that he and his wife became aware of the potential construction of a roundabout at Taylor and Bent Oak Blvd/Strafford. He suggested we read the information posted on the County Council of Volusia County Agenda called to order on July 22, 2025. The specifications are listed on the link listed as item QQ on the Agenda for that date.

IV. Chairman's Report:

Duncan reported on the July 4th parade. He stated that it was very pleasant but not too many residents attended. In addition, Duncan mentioned a conference being held on August 21, 2025, which is being sponsored by the Callan Group Communications. This conference is intended to have current HOAs, and licensed community association managers stay current with new changes to current laws governing HOAs.

V. Officers Reports:

a. **Secretary's Report:** Adoption of the Board Meeting Minutes from May 8th, 2025, were voted and approved on.

b. **Treasurer's Report:** Total assets were reported in the amount of \$\$35,429.95. We received three due payments. Teri talked about three specific expenses: 1) \$150 for the church rental for our annual meeting; 2) \$97 for the Little Library books and 3) \$400 for the Median. Deposits included: 1) \$1196 for estoppel fees and 2) \$ 33 for interest on the CDs.

c. **Committee Reports:**

- a. **ACB** –Mike Campany reported there were only 2 requests. These include a request for the lawn to be mowed at 1092 Torchwood, and the other is from Jeff Morris for tree removal. Jeff Morris would also like to take advantage of the tree fund. Jim mentioned that the shrubs off of Black Ironwood are causing a problem with poor visibility since they are too close to the road.

Jim also talked about rotting road signs. Terri pointed out the sign off of Princewood and Strafford. Jim stated that the problem is because they are made of wood they will continue to rot. He recommended we consider metal signs. Terri agreed to look into the expense. In addition, we should also consider electricity being installed on both sides (East and West) of the main entrance)

- b. **Request Approvals:** No new requests have been submitted except for the 2 previously mentioned; 1) Lawn at 1092 to be mowed and 2) Request for tree removal at Jeff Morris'. All other requests have been approved aside from the house plan approvals for 818 Torchwood Drive and fence approval at 505 Blackwood Drive.
- c. **Maintenance Committee** – Jim is going to continue to look into signage options for the main entrance. Teri is going to wait on repairing rotted wood signs until Jim finds out more information and cost estimates on replacing these with metal signs.
- d. **Membership Committee** - Nada reported that we have one more member who is paid up. Nada also reported on the expense for new envelopes with address labels. She stated the cost of envelopes with address labels would be \$115 versus \$ 180 for 1000 with sender's name printed on the left hand. Printing of the letters and proxys is (.24 per letter). Stetson printing is now closed. Doug Phillips recommended we look into cost options with Volusia County Schools print shop which open to the public.
- e. **Yard Beautification Committee** - New Yard beautification identified for June was Susan Fowler at 868 Torchwood Drive.
- f. **Newsletter** – Teri mentioned the newsletter and having Nada talk to the Volusion County School Print shop to find out the cost of having both the self-addressed envelopes and the Newsletter.

VI

Old Business

- a. Florida HOA Rules Change - Duncan mentioned the upcoming meeting in Orlando which would provide new updates regarding the new HOA rules and regulation and appropriate training requirements. (In addition, there is another meeting on August 21st.
- b. Judy Black called the County, who came and cleaned out some of the drains. Teri Whren reiterated and suggested that we notify homeowners on the importance of cleaning out sand and muck accumulating by the swales which are contributing

to draining issues. She stated that this has probably been happening over the last 20 years or so.

- c. Tree fund request. Jeffrey Morris will need to fill out the form in order to remove and replace trees with the tree fund.

VII

New Business:

- a. A neighbor reported that someone is dropping a bag of their dog's feces into their clean dumpster drop the bag. Duncan will be writing something to put into our newsletter.
- b. Teri contacted Gary Morris of Morris Signs for estimates and recommendations on replacing our wooden signs.
- c. The Yard Sale should be held on the 18th and if it rains, we will on the 25th of October.
- d. Teri Christopher requested we agree to a date for our Octoberfest. She suggested October 11, 2025.
- e. Our annual Board meeting will be on Thursday, November 6th.

Next Meeting Date: Thursday, September 18th, 2025

Adjournment at: **8:11 pm**