

LONG LEAF PLANTATION HOA ANNUAL BOARD MEETING, NOVEMBER 6, 2025

CALL TO ORDER: 7:35 PM

ESTABLISHMENT OF QUORUM: Board Members present: Duncan MacKenzie, Chairman, Michael Campany, Vice Chairman, Teri Christopher, Treasurer, Nada Acquaro and Doug Phillips and Teri Wrhen. Georgette Varela, Secretary was absent.

TOTAL IN ATTENDANCE: 28

COMMUNITY MEMBER CONCERNS: Street Parking and Blue markers at hydrants.

CHAIRMAN'S REPORT: Duncan welcomed all and thank you for coming. Introduced Board Members.

Discussed lawsuit against 889 Torchwood, almost \$4000.00 to be collected when property sells. Discussed round-about at Stratford and Taylor Rd. Will try to get more information from the County.

July 4th parade had a good turnout as did Oktoberfest.

MINUTES FROM 2024 READ BY TERI CHRISTOPHER (IN GEORGETTE'S ABCENSE)
Motion to accept minutes, motion passed.

TREASURER'S REPORT BY TERI CHRISTOPHER:

Board approved to pay an electrician \$1150.00 to run a line under ground from Doug Phillips, 1093 Torchwood, to the back of the north west entrance sign, in order to have spotlights on the sign and Christmas lights.

Checking account balance is \$22,158.60.

CD balance is \$10,736.83 which matured on 11/3/25. TD bank was offering a 3 month CD at 3.64 APY. Mike Campany suggested holding off on renewing CD till entrance signs and stop signs are discussed.

Current receipts for the year are \$17,440.00.

Expenditures as of 10/31/25 are \$11,503.00

Motion to accept treasury report, motion passed.

ACB REPORT BY MICHAEL CAMPANY:

20 Trees approved for removal

13 Build request

8 Roof replacements approved

2 Lawn issues

1 Trailer parking request-denied

MAINTENANCE COMMITTEE BY TERI CHRISTOPHER:

Teri requested to discuss entrance sign and stop signs under New Business.

MEMBERSHIP COMMITTEE BY NADA ACQUARO:

130 Paid Members, 8 Homes sold, 4 for sale currently, 1 lot sold and 1 home in foreclosure.

YARD BEAUTIFICATION COMMITTEE BY TERI CHRISTOPHER:

Linda Hicks, 1077 Torchwood for October.

Russell and Jon Freeburg, 852 Torchwood for November.

NEWSLETTER COMMITTEE BY REBECCA VERASTRO:

Rebecca thanked Teri Whren and Carol Gilbert for contributing articles for the newsletter and would love to receive more articles from any of the residents.

OLD BUSINESS:

Outstanding lien on 889 Torchwood. Hope property sells soon.

NEW BUSINESS:

Mike Campany presented stop sign option. 12 foot steel post, with steel cross bar on top to hold street signage. Sixteen signs would cost \$20,500.00 plus \$500.00 each to install.

Teri Chirstopher to get estimate from Ken, residents son in law, to repair and replace 2 wood road signs on the median.

RESIDENT CONCERNS: May be a liability to have 6"x6"x12' steel posts if someone was to run into the post. Check with County of Volusia for more information.

Teri Christopher got an estimate from Morris Sign Company (original maker of the entrance signs) to replace the northeast sign which is showing a lot of wear. Replace old cedar sign with 1.5" thick single high density urethane foam. Product has a wood grain look and can withstand harsh weather and high winds. Total price is \$5,296.00. Getting a separate estimate to repair 6 rod iron rings on the 3 signs. Rod iron will be repainted.

RESIDENT CONCERNS: Not sure about the urethane product and how it would match other signs.

ELECTION RESULTS:

Doug Phillips-75 votes

Duncan MacKenzie-74 votes

Teri Christopher-74 votes

Board thanked Duncan for his leadership for the past two years.

Carole Gilbert thanked everyone for their donations to the Little Library and Food drive for the Neighborhood Center.

NEXT BOARD MEETING-December 4, 2025

MEETING ADJOURNED-8:35pm

