

## LLPHOA Board Meeting Minutes for 08/19/21

- This meeting took place at the home of Teri and John Christopher.
- Board members in attendance: Jef Morris, Teri Christopher, Lewis Nighswonger, Mitch Kolehmainen and Bret Gibbs (via video conf).
- Board members absent: Lawrence Usher and Jon Claessens.
- Other attendees: Nada Acquaro, John Christopher, Richard Kindred and Michael Katz.
- Meeting was called to Order by Jef at 6:52 pm.
- Chairman's Report: No report was presented.
- Secretary's Report Minutes: Due to Jon's absence, the Secretary's Report was not presented at the meeting. The report was sent via email for the board's review and with subsequent voting on at this meeting.

Motion to approve Secretary's Report Minutes, 1<sup>st</sup> Teri, 2<sup>nd</sup> Mitch. Motion approved.

- Treasurer's Reports for June and July were presented by Teri. Summary:

June: Checking Acct Balance, \$21,082.08

18 mth CD, \$5,194.75

Total Assets, \$26,276.83

Total Expenses, \$662.04

Total Deposits, \$225.00

July: Checking Acct Balance, \$20,383.63

18 mth CD, \$5,217.89

Total Assets, \$25,601.52

Total Expenses, \$838.45

Total Deposits, \$140.00

Motion to approve Treasurer's Report, 1<sup>st</sup> Lewis, 2<sup>nd</sup> Mitch. Motion approved.

Note: See full Treasurer's Report for full disclosure.

- Teri requested the board create and approve a statement that gives her the permission to update the authorized signatories for the TD Bank accounts. The board agreed and crafted the following statement,

Mary T. Christopher, aka Teri Christopher, has been granted permission by the LLPHOA Board to remove Jon Freeburg and Henry Boekhoff as signatories from the TD Bank accounts.

Motion to approve the permission statement, 1<sup>st</sup> Lewis, 2<sup>nd</sup> Mitch. Motion approved.

- ACB Report: Due to no ACB member being present at the meeting, Jef read the ACB Report. Summary: ACB activity for June, July and Aug.

Totals, 7 tree removal permissions, 1 roof replacement approval, 1 tree removal denial, 1 fence replacement approval. Some activity did not require ACB approval.

Note: See full ACB Report for full disclosure.

Motion to approve ACB Report, 1<sup>st</sup> Teri, 2<sup>nd</sup> Lewis. Motion approved.

- Maintenance Committee Report was presented by Teri. Summary: She advised the sprinklers are currently turned off. She stated the foliage at the East side entrance needs to be replaced. The board agreed, and she will look into buying plants for the project with some of the \$485 still in the budget for plants. Yard of the month: June, 1073 Torchwood Dr. July, 604 Black Ironwood Dr.

- Membership Report was presented by Nada Acquaro. Summary:  
Nada advised she still needs two more board members to serve on the Nomination Committee for LLPHOA. Mark Conway has sold his home and a replacement will need to be found to fill his position on the Finning Committee. Also, we still need a person to fill the 3<sup>rd</sup> position on the ACB.
- New Business:
- Jef advised there is a tree removal company soliciting for business and telling homeowners they do not need ACB permission to remove trees within LLP. An advisory will be listed in the next LLP Newsletter.
- Jef updated the board on the covenants revisions finalization and requested the board approve the final draft to be sent to Mr. Braun for legal review. A motion was made to approve the covenants revisions final draft and authorize the sending of the document to Mr. Braun for legal review. The motion to approve, 1<sup>st</sup> Teri, 2<sup>nd</sup> Lewis. Motion passed. Jef stated he would forward to document to Mr. Braun.  
  
Mr. Katz asked for clarification on the listing of dollar amounts for covenant violation penalties. Jef advised the dollar amounts are clearly listed in the covenants revisions document.
- Oktoberfest/Fall Festival update. Erica Usher volunteered to assist with the event. Teri said she has hired a DJ, Tom Cat Entertainment, at a cost of \$275.00, and a \$100 deposit has been made to reserve his services. Also, she has contacted Greg Hanson, owner of Gram's Kitchen, to handle the food and non-alcoholic beverages. A \$100 deposit was placed for rental tables and chairs with a balance of \$118.95 due by 10/08/21. The board agreed to not purchase a keg of beer this year and keep the event as a BYOB event.

- Teri advised the Volusia County Roads and Bridges Dept has denied the LLPHOA request to lower the speed limit with the subdivision. Reason given was that it was not warranted at this time.
- A notice will be placed in the upcoming newsletter concerning the ATT fiberoptic cable installation within LLP. Additionally, Jef said he will send a mass email to the residents with the same information.
- Teri and Nada spoke on a resident inquiry to institute the “Little Free Library” Program into LLP. Carol Gilbert offered to serve as the host location for the program. Financial aspects were discussed by the board and multiple financial possibilities will be reviewed in the future to fund the project. Potential costs for the project are up to \$500.00.
- Meeting was adjourned at 8:06 pm. Next meeting set for 6:45 pm on 9/23/21 at Teri Christopher’s home.