

LONG LEAF PLANTATION HOMEOWNERS ASSOCIATION

February 18, 2021

I. CALL TO ORDER at 6:47PM

II. ESTABLISHMENT OF QUORUM

Board members in attendance:

Jeffery Morris Chairman
Lawrence Usher Vice-Chair
Teri Christopher Treasurer
Jon Claessens Secretary
Lewis Nighswonger
Brett Gibbs (by video conference part of the session)
Mitchell Kolehmainen

Other HOA members present:

David and Carol Noyes
Rick Studer
John Christopher
Robert Kindred
Ken Lathrop
Mike and Kip Nicholson

III. COMMUNITY MEMBER CONCERNS

No sign-in list was used due to CoVid-19 precautions.

Member Ken Lathrop reported his concern with the multitude of flags in the community. The member stated to feel aggravated especially with the situation at 983 Torchwood and inquired with the Chairman what is the cut off date for this issue to be resolved.

Kip Nicholson expressed the resident's willingness to bring down the Black Lives Matter (BLM) flag if other cause related flags would disappear. He restated his concerns -as he did at the general meeting in 2020- with the Thin Blue Line (TBL) and other flags that he believes are cause related.

Brent G., Mitch K. and Carroll N. voiced remarks and questions regarding the previous resident's statement, as to the notion that he appears to hold his flag hostage, as to the motive for flying the BLM flag and as to how the resident feels threatened by the TBL flag. The Chairman reminded the members to address the Chairman (and not any member directly) with any questions or comments as per Robert's Rules.

Rick Studer : According to this member the flying of the TBL flag is a settled issue referring to a board's decision in 2020.

Robert Kindred: This member alluded to the controversy and polarization in the country, remarking that he does not want to get to know his neighbors through an emblem/flag. Member compared the presence of disputed flags in LLP with other surrounding neighborhoods where those appear to be far less present.

The chairman thanked the Members for their concerns and questions and responded by stating that Covenants are completely silent on flags and related fines which presents an issue for enforcement. Seeking enforcement might thus be cost prohibitive and potentially a losing fight. The Chairman clarified to the members that voting on the 2020 revisions to the Covenants and Restrictions never received a quorum and that they thus were never accepted.

The Chairman made a motion to remove the last (2020) covenant revisions; Lewis 1st Terri 2nd. Motion approved unanimously.

The Chairman then made a motion to organize a Covenant Workshop in March 2021. 1st Jef M. 2nd Lewis N. Motion approved unanimously.

Date for this workshop to be announced. The Chairman stressed the need for urgency for this to happen and the fact that the vote for such reviewed Covenants would put the responsibility with the membership at large for how the board could address (perceived) violations in the future. Teri C. mentioned that previous boards have solicited community feedback in the early stages of a covenant revision process. Jef M. suggested that Survey Monkey could be used for this purpose.

IV. OFFICERS REPORT

1. Secretary's Report - Jon Claessens made a motion to adopt the Meeting Minutes of the board's meetings of 1/14/21 and 1/21/21. 1st Jef M. 2nd Teri C. Motion approved unanimously.
2. Treasurer's Report - by Teri Christopher reported on the account activities as of 1/31/21. For details please refer to this Report.

V. COMMITTEE and CHAIRMAN's REPORTS

1. Maintenance Committee: Teri Christopher.

Teri C. reported on a broken sprinkler pipe/meter issue most likely caused during and by the installation of the sidewalks at Stratford Dr and Princewood Dr. This issue caused a significant increase in the LLP water bill. Teri reported on her communications with Mr Jackson at the County who indicated that the County would pay the excess water bill to the City and will discuss the issue with his superior. Several sprinklers needed repair by a contractor. The bill for these repairs will also submitted to the County and is awaiting approval from the County. For details please refer to Teri's detailed report. Teri C. has put the bank draft 'on hold' to prevent that these big water bills would be debited from it.

Jon C. mentioned the existence of potholes at Torchwood and Black Ironwood and possibly some other locations in LLP. Road and Bridges at Volusia County to be called for this issue by Jon.

2. Architectural Control Board : Jef Morris.

The ACB notified/intervened at 4 (four) addresses on Covenant violations and was involved in 3 (three) requests for tree removal and 3 (three) color related requests or issues. For details please refer to the detailed ACB Report.

The Chairman answered to a concern of selective treatment: intervention of a dual axle truck compared to a camper that stayed in a driveway at Torchwood. The Chairman noted that - although he understands the concern- both addresses were visited by ACB members and notified of the infractions. In case of the camper in the driveway (709 Torchwood): the ACB communicated a delay of enforcement till 03/01/21 due to CoVid-19 related issues. At time of this meeting the trailer has been removed from the driveway at this address.

ACB Members. Preston McCreedy indicated he will stay on as ACB member. Jef M. made a motion to nominate Debby Kurthausen 405 Black Ironwood as new ACB member. 1st Jon C; 2nd Mitch K. Motion approved unanimously.

3. Yard Beautification Committee - Teri Christopher. The Lingles at 545 Black Ironwood were chosen as February's winners.

4. Neighborhood Alert - No specific comments this meeting.

5. Newsletter Committee - No specific comments this meeting.

Jef Morris made a motion to approve consent style the Treasurer, ACB and Maintenance reports. 1st Lewis; 2nd Lawrence. Motions approved unanimously.

6. Jef M. made a motion to adopt a Website Committee with Don Day as Chair and Jef M. and Jon C. as members. 1st Lawrence U. 2nd Lewis N. Motion approved unanimously.

VI. NEW BUSINESS

a. Website

Members appeared to like the new website and agreed that Jef would ask Nancy Roeder to send out an email blast to the membership with the corrected web page address.

b. The Chairman asked the board for its input on setting up 10 LLP related email addresses at the cost of \$250.00 for 2021. Teri indicated that funds for other line items might be diverted for this. Motion made by Jon C. to create 10 LLP emails for board members/positions and ACB members as part of the 2021 budget. 1st Jef M. 2nd Lewis N. Motion approved unanimously. Jef M. will do the necessary to initiate the set up of the email addresses.

c. Answerbooth's owner Mark will be asked by Jef M. to remove LLP's information from that platform. Board consented to this.

d. Discussion of getting legal opinion. The board's consensus was that it would be preferable to seek legal counsel for the enforceability of (perceived) violations and Covenant revisions as a whole and simultaneously when those Covenant revisions will be completed by this board. The board also consented that it would consider seeking legal counsel when receiving hostile, aggressive, and/or vulgar communications from members as well as to get legal counsel on the legality of refusing email or other communications from offenders and restricting communications by such offenders to US postal mail alone.

e. The board consented to seeking a legal opinion regarding the other matters, it it will also ask if it is possible to refuse email communications from hostile, aggressive, and or/or vulgar members and restrict those communications to US postal mail, alone.

f. The board approved removal of the signs thanking health care workers and first responders at the entrances and agreed to not replace them.

g. Jef M. suggested to move the Day Proposal for tree replanting to next board meeting and to establish a committee to implement this initiative. Jon C. and Lawrence U. voiced support for adopting such tree planting initiative.

h. Status of several mailboxes in disarray brought up by Carroll N. Jeff M. will compile a letter/ template to address this issue.

VII. ADJOURNMENT

Motion to adjourn the meeting at 8:25 PM by Jef M 1st Teri 2nd Lewis N. No date or time was set for next meeting.