

## Minutes LLP Board meeting January 14 2021

Meeting held at the home of Teri Christopher and started at 6:47PM

Board members in attendance:

Jeffery Morris Chairman  
Lawrence Usher Vice-Chair  
Teri Christopher Treasurer  
Jon Claessens Secretary  
Lewis Nighswonger  
Brett Gibbs  
Mitchell Kolehmainen (Arrived 8:11PM)

Other HOA members present:

Carol Noyes  
Rick Studer  
Don Day FRC (left after "Tree planting" proposal)  
John Christopher (present intermittently)

I. CALL TO ORDER by the Chairman and introduction of the Chairman

II. ESTABLISHMENT OF QUORUM

III. COMMUNITY MEMBER CONCERNS

a. Don Day proposed and elaborated on a Tree Planting Program. Board decided to gather input and to continue the conversation on this proposal during its next meeting.

b. Carole N. reported that some neighbors on SE side of Torchwood c/o dog poop on lawns. Discussed was which neighbor could be responsible for this and for the ACB to address this.

c. Jon C. mentioned some trash bins are being put at curbside consistently early and inquired what if anything was being done about that. Brett G. interjected that he feels that these concerns should be handled in a neighborly manner by a friendly talk. The board seemed to concur that communicating directly with neighbors to solve issues to be the first action of choice. Teri C. and Lewis N. confirmed that this has been the approach of the previous board. Having two people present for these conversations was deemed advisable.

IV. OFFICERS REPORTS

a. Secretary's Report -

Motion to adopt Prior Meeting Minutes of the board's meetings of 12/08/20 and 12/13/20 as written by Lewis N. :1st Brett G. , 2nd Jon C. Motion approved unanimously.

b. Treasurer's Report - Transparency of Board Business

1. Teri Christopher reported detailed on the December expenses and income.

Motion to approve the December 2020 Treasurer's Report: 1st Jeff M. , 2nd Lewis N. Motion approved unanimously.

2. Budget for 2021. Teri C. noted that the cost of several line items have gone up compared to last year. Different subscriptions to the hosting of LLP website by GoDaddy was discussed. Motion to approve the 2021 budget: 1st Brett G. , 2nd Lawrence U. Motion approved unanimously.

3. Teri C. stated that the names of previous board members Henry B. and Jon F.'s need to be removed from the TD bank account. TD requires minutes to do this.

Motion to remove Henry Boekhoff and Jon Freeburg from TD bank account: 1st Jeff M., 2nd Jon C. Motion approved unanimously.

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Motion to add Lawrence Usher and William (Lewis) Nighswonger to the TD LLP account:  
1st Jeff M., 2nd Lewis N. Motion approved unanimously.

### V. COMMITTEE REPORTS

- a. Architectural Control Board - written by Don Day and read by Teri C. Please refer to the December ACB Report for details.
- b. Board discussed several issues. 719 Torchwood: a flatbed work truck parked overnight and weekends ; 901 Torchwood/ DeMattia property: hoarding issues; 930 Torchwood: trash behind house, garage door decaying, missing screens in pool enclosure, truck parking next to driveway; 1629 Wild Indigo Dr/ Gum property : truck with trailer attached parking overnight.
- c. Brett G. volunteered to assist with visiting neighbors to facilitate compliance with covenants and restrictions. Jeff M. reported on follow-up on several issues as reported in previous minutes and emails.
  
- b. Maintenance Committee - reported by Teri C. For details please refer to the Maintenance Committee Report by Teri C.  
Teri reported possible sprinkler issues related to the construction of the sidewalk on Stratford and asked for approval to have a sprinkler company come out for repairs. Teri C. proposed to have a professional company manage the trimming and removing of crape myrtles/trees in the median on Stratford. The board unanimously approved both expense items.  
Rick S. mentioned Liner Source as a possible vendor for plants for the LLP entrance.
- c. Membership Committee - The Chairman's Letter was mailed to all LLP residents earlier in January.
- d. Yard Beautification Committee - Teri C. reported no yard was selected this month as of yet.
- e. Neighborhood Alert - Jeff M. inquired who is LLP's contact re: neighborhood alert issues.
- f. Newsletter - Carol N. reported that the Newsletter will be sent out before the end of the month. Advertisement revenues from this publication were reviewed by Carol N. and Teri C.

### VI. OLD BUSINESS:

Teri C. reported that the signatures on last year's board approved amendment re: an expenditure limit increase to \$5,000 (up from the previous amount of \$2,000) need to be notarized. Lawrence U. will address this with his spouse/notary.

### VII. NEW BUSINESS

- a. Victoria Oaks, Phase III. Teri C. and two other LLP members have communicated with the City of Deland (Mr Holmes) on creating a buffer zone between Victoria Oaks and LLP which at hat time appeared premature in the planning process. Jeff M. stated that he will follow up on this matter and asked for the necessary contact information.
- b. Brett G. inquired which authority should be approached about a crossing guard at the intersection of Taylor and Stratford to improve the safety of children using this intersection during their commute to school. **Follow-up???**
- c. Speed Limit
  1. Change of Limit in subdivision from 30 to 25 MPH. Teri C. reported that this is still being reviewed by the County.
  2. Status of challenge to proposed change of speed limit on Taylor Road. Teri C. reported that

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several variables are being looked at by the Volusia County Traffic Division to see if this is a possibility at this time.

### d. Transparency of Board Business

1. Status of website including official email addresses for board and committee business. The Chairman stated that contact information of board members imbedded in the new website would facilitate communication at all levels. Board appeared to agree with this.

2. Status of "Answerbooth". The consensus was that the information on Answerbooth would be merged with the new website once this is operational.

3. Collection of any archive materials from prior board members and consideration of centralization of materials. Jeff M. stated that it is his goal to centralize and digitally store the archives of the LLP. Concrete plans on how to go about this will be revisited during future board meetings.

4. Potential for broadcasting board meetings via a digital platform (like Zoom). Motion to adopt a medium to be used to broadcast board meetings to allow for members to participate remotely : 1st Brett G. , 2nd Jeff M. Motion unanimously accepted.

d. Motion to reject complaints from unverified residents/parties with the exception being that the resident/party believes that a non-anonymous communication would imperil him/her in which instance two board members could communicate while maintaining anonymity of such resident or party : 1st Jeff M., 2nd Brett G. Motion unanimously approved.

e. Revitalization of efforts for vote on revisions to covenants: The Chairman questioned if there is an 'expiration date' on the proposed revision. Teri C reported that as of now 105 votes are in which does not constitute a majority of the membership. Lewis N. reported that several members have been contacted but that this did not result in an increase in votes. Jeff M. will compose an email to invite members/residents -who did not cast their vote yet- to vote on the revisions.

g. Finalization of decision on display of torn and political flags at 983 Torchwood.

Rick Studer spoke out to the use of one flag unrelated to the content/cause. Jeff M. stated that he prefers allowing freedom to fly any flag, excluding "hate related" flags but that most likely a minimum of three flags would need to be allowable (two by Florida Statutes and one other). Jeff M. stated that we need a well thought out amendment to hopefully finish these issues once and for all and will present one to the board once he finishes it. This item will be part of the agenda for next meeting.

h. Method for accepting complaints or suggestions from members of HOA or non-member residents of the community. Lewis N. pointed out that several emails were received from a particular resident in the last few weeks. Jeff M. stated he would write a 'standard' email response to be used to acknowledge receipt to members or other parties filing a complaint/suggestion with the prospect of review by the board. Lewis N. suggested that all board members should be included in the conversation prior to sending an individualized response. Further practical procedures in dealing with complaints and suggestions will be discussed in a future board meeting.

Next Meeting was scheduled for February 11th at 6:45PM at Teri C.'s house.

Motion to adjourn: 1st Teri C. , 2nd Jeff. Meeting adjourned at 8:52PM.

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