

LLPHOA Board Meeting 3/11/20

- Meeting held at Teri Christopher's home and called to order at 6:30 pm.
- Members present: Teri Christopher, Lewis Nighswonger, Don Day, Don Sanz, Heather Greiner and Henry Boekhoff.

Note: Vern Linder resigned from the LLPHOA Board, and the process of finding a replacement is being worked on by the Board.

- Committee members and residents present: Preston McCrady, Anita Sanz, John Christopher, David Noyes and Carol Noyes.
- Secretary's report for the Feb 12th meeting was read by Lewis Nighswonger and approved, 1st motion by Don Sanz, 2nd motion by Don Day.

- Treasurer's report for February was read by Henry Boekhoff.

Summary: Feb. Budget total receipts \$18,428.66. YTD actual \$15,963.66.

Feb. Budget total disbursements \$16,585.00. YTD actual \$3,530.70.

Feb. Budget cash balance \$1,843.66. YTD actual \$12,432.96.

Feb. checkbook balance \$12,432.96.

Feb. total assets \$22,756.35.

Treasurer's report was approved, 1st motion by Lewis Nighswonger, 2nd motion by Don Sanz.

Note: Contact Henry Boekhoff for the full Treasurer's Report.

- No membership report presented.

- ACB report for February was presented by Don Day and Preston McCrady was welcomed as a new ACB member.

Summary: Seven trees were approved for removal, one denial and two are being reappraised in 90 days.

Approval was given separately for new exterior paint, one new garage door, and new wood fencing.

Discussion took place on the issue of possibly requiring written assessments from two arborists, instead of one currently, for future tree assessments.

Discussion and advisory precautions on the sales tactics by P&D Tree Service.

Note: Contact Don Day for the full ACB Report.

- Newsletter update: Anita Sanz will meet in May with the Newsletter Committee for the Spring Edition.

New Business:

- The Board signed the Bi laws Changes Document addressing Article 7, Section 3 D. Dollar amount raised from \$2,000.00 to \$5,000.00. Board approved.
- Heather Greiner is working on changes to the Covenant Document, specifically the voting sections.

Old Business:

- Teri contacted William Long of Volusia County in reference to having the county install new lighting at the Stratford Dr/Torchwood Dr. entrance. The issue will be evaluated, and he will get back to Teri with an answer in the future.
- Teri and Henry will meet and complete the process of Teri becoming the Agent of Record for the LLPHOA.
- Don Sanz advised he has not had a response from Mr. Cheney of the Volusia County Traffic Engineering Dept. Don presented to the Board a draft of a letter to Mr. Cheney addressing the Taylor Rd. speed limit issue. A discussion took place on the idea of having similar letters sent by residents of LLP and Bent Oaks to Mr. Cheney. Thus, showing an increase of awareness and urgency on the matter.
- The computer storage issue for the LLPHOA is still being worked on by Heather.
- The replacement/repair of the stop signs is still in progress. Lewis will contact ProTrim Tree Service about installing new posts. Additionally, Lewis will look into finding licensed and insured handymen services who might be interested in bidding for the replacement/repair of the signs and posts.
- Teri presented a letter from Mr. Howard (LLP resident) concerning the yard waste and trash cans of residents being placed at their driveways to early and, after pickup, trash cans not being removed from the driveway in a timely manner. Anita Sanz suggested placing the issues of concern in the next newsletter and remind the residents of the covenant concerning the issues.
- Teri presented to the Board an example letter regarding the covenant violation and resulting fine information for the homeowner of 1081 Torchwood Dr. Once the letter is finalized, Don Day will send the letter to the homeowner.
- Meeting adjourned, 1st motion to approve by Don Sanz, 2nd by Don Day.
- Next meeting located at Don Day's home and set for 4/08/2020 at 6:30pm. (contingent on the corona virus situation)

