

**Long Leaf Plantation Homeowners Association
Board of Directors Meeting Minutes
April 16, 2026**

Call to Order

The meeting was called to order at 6:43 PM by Chairman Mike Company.

Establishment of Quorum

A quorum was established.

Board Members Present

- Mike Company
 - Teri Christopher
 - Patrick Farrell
 - Teresa Wrhen
 - Nada Acquaro
 - Doug Phillips
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Community Member Concerns

Attendees

Seline and her sister were in attendance as new homeowners (1026 Black Ironwood). John Christopher was also in attendance.

Chairman's Report – Mike Company

Mike requested that all board members participate in email correspondence, especially when thoughts are requested or action items are of concern.

Officer Reports

Secretary's Report – Patrick Farrell

Motion to approve the minutes from February 19, 2026:

Motion: Patrick Farrell

Second: Teresa Wrhen

Vote: Unanimous approval

Result: Motion passed

Treasurer's Report – Teri Christopher

Motion to approve the Treasurer's report:

Motion: Nada Acquaro

Second: Mike Company

Vote: Unanimous approval

Result: Motion passed

Committee Reports

Architectural Control Board (ACB) – Feb/March Summary – Mike Campany

Several tree removal and painting requests were reviewed. Renovations are in progress on a number of houses to cover trailers, and several complaints have been issued. This matter will be addressed under New Business.

Maintenance Committee – Teri Christopher

February activities:

- Rod iron rings repaired
- Trees trimmed
- Median signs replaced

Caleb Roberts' contract began February 1.

March activities:

- Teri Christopher and Nada Acquaro prepped and painted all metal on signs
 - Crepe myrtles trimmed by Caleb
 - Five street signs rebuilt
 - Deposit paid on new entrance signs
 - Al Wrhen restored and repaired the small sign on the NE entrance
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Membership Committee – Nada Acquaro

- Current membership: 115 members
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Yard Beautification Committee – Teri Christopher

Yard of the Month: Ron Baraka – 529 Black Ironwood

Newsletter – Rebecca Verrastro

An additional page was created for original owners/residents – a historic page.

Old Business

Outstanding Lien – 889 Torchwood Drive

No updates were reported.

Status of Vehicle at 1084 Torchwood Drive

The vehicle has been moved. Matter resolved.

Neighborhood Entrance Signs – Repair and Replacement

Installation has been delayed to Monday, April 20.

Street/Stop Sign Repair and Replacement Status

- Several signs have been designated for replacement in 2027

- No posts have required replacement to date
 - Approximately 5 signs remain to be painted
 - The Board wishes to highlight this effort in the newsletter and on the website
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New Business

1072 Torchwood Drive – Renovation

Renovations are underway with a new owner.

HOA Board Member Contact Protocol

A discussion took place regarding HOA board members approaching homes. Wellness checks are permissible for any resident. However, HOA board members may not approach homes to conduct HOA business outside of Nada Acquaro's initial visit.

Trailer Parking Violations

Letters will be issued to homeowners and renters found to be in violation of HOA covenants regarding trailer parking.

A discussion took place concerning potential allowances for project timeframes and trailer coverups. Any change would require amending the covenants, which requires a 67% approval vote – a threshold that has historically been difficult to achieve.

Mike Company will issue formal letters to those in violation and conduct correspondence with legal counsel.

Community Member Comments

None.

Next Meeting Date

The next Board meeting is scheduled for June 18, 2026 at 6:30 PM.

Adjournment

The meeting was adjourned at 7:45 PM.
