

Long Leaf Plantation, HOA Board Meeting Agenda

March 13, 2025

- I. Call to Order:
Time: **6:36pm**
- II. **Establishment of Quorum:** Attendees from the Board. (All present)
Resident Attendee: Judy and Sandy Black, Carol Noyes & Doug Phillips
- III. **Community Member Concerns:** An additional resident complained about the Rocco sign, however there is nothing in the Florida traffic laws or our covenants.
Judy Black had a grave concern about the curb swale of some neighbors (Judy Phillips 860 and Jane Fountain 864 Torchwood). Judy Black has had a problem with the water just coming up to her and other driveways. Judy stated the water comes pouring down Torchwood Drive.
- IV. **Chairman's Report: BOIR has been reinstituted so we will have to file by March 20th. 2025. Duncan reported on the continuation of the issue with resident Camunas whom we sued.**
- V. **Officers Reports:**
 - a. Secretary's Report:
 1. Adoption of the prior Board Meeting Minutes from January 15th, 2025. Minutes were voted and approved on.
 - b. Treasure's Report: Teri Christopher
Teri talked about three specific expenses: crape myrtles, a water leak and liability insurance. These items resulted in an increase of roughly \$150 more in expenses. However, Teri went to the Water Department to request a credit. As a result, the bill was reduced to \$118 from \$225. Also, our liability insurance increased. The CD was renewed at an interest rate of 3.7%. Finally, Teri brought up the BOIR report which will need to be filed by March 21st, 2025, and informed the board that Sunbiz had been updated with new board members.
- VI. Committee Reports
 - a. **ACB** –Mike Campany, Jim Herreman and Nada Acquaro attended the meeting. Mike provided a list of all of the Issues/Requests on hand from late December 2024 through March 10th, 2025, with specific names and addresses. There was a total of 25 requests. Of the 25 requests, 21 have been reviewed and approved. The 4 pending requests are: (1) House Plan approvals, (1) Exterior Paints and Roof Replacement, (1) Tree removal and (1) Fence. Mike will continue to update us on the progress of these open request and all other new ones.
 - b. **Request Approvals:** 21 requests approved included: (10) Tree removals, (3) Roof replacements; (3) Shed building request, (1) Exterior Paint, (1) New Fence, (1) Pool enclosure replacement, (1) Patio siding, (1) Fence replacement.

- c. **Maintenance Committee** – Joe agreed to provide feed and weed maintenance to our common areas. Teri had nothing to report aside from the leak which was corrected.
- d. **Membership Committee**- Rebecca sent out a reminder for payment of the annual HOA dues. At present we have about 110 paid dues.
- e. **Yard Beautification Committee**- New Yard beautification identified on Black Iron Wood. Teri will get back to us on the exact name and address of the homeowner. Steve Payne 1039 Torchwood has been approved for the \$200 tree fund reimbursement.
- f. **Newsletter** – Rebecca was unable to attend the meeting. Nonetheless, she continues to work on the newsletter.

VII. Old Business

- a. Ongoing Florida HOA Rules Change - Duncan provided the board members with an update that HOA Rules will be implemented on continuous education for board members. Teresea will look into training requirements, locations or internet sites where offered.
- b. BOIR will require new members to be included in filing with valid photo ID (***no longer needed just needs to be filed by 21st of March***).
- c. HOA Board E-mail Update from Mike tried adding other individuals as an experiment using Microsoft. This concluded the first step in using emails to get updates and information. Teri explained that this would facilitate reducing the number of times we may need to meet with a resident on issues related to ACB updates and approvals. As of right now it is only Mike getting and distributing emails. He will continue using other members to see if we can get this to work and finally be able to switch over. There are other issues that Judy Black mentioned using dropbox. Teri Whren further explained that a may take some time before Mike can finally be able to troubleshoot all these other issues as well.
- d. Camunas Lien. Duncan explained that they have yet to pay their lien fees. Teri Christopher further explained that the Judgement lien was filed and it is still with the Florida Division of State. We still need to find out if the judgement will prevent them from selling their home. The lien is accumulating interest at a rate of 9.46% as well as penalties. Duncan will need to ask our attorney what the next steps are. Nada suggested we ask Jeff to properly formulate the question so to prevent any unnecessary charges.
- e. Rocco Road Sign. There was another resident who complained about the sign for a total of 2 complaints. However, there is nothing in the Florida Traffic

VIII. New Business:

- a. Mike Campany will be looking into email accessibility/functionality via the website as it concerns the Board members.
- b. We voted and approved Dough Phillips as a new board member. **APPROVED**
- c. Teri Christopher requested we agree to a date for our Octoberfest. She suggested October 11, 2025.

Next Meeting Date: Thursday May 8th, 2025

Adjournment at: **7:43 pm**