

Long Leaf Plantation HOA Board Meeting – October 17, 2024

I. CALL TO ORDER 6:53 PM

II. ESTABLISHMENT OF QUORUM: Duncan MacKenzie, Michael Campany, Mary Theresa Christopher, and Rebecca Verrastro were in attendance.

OTHERS IN ATTENDANCE; Carol Noyes, Teresa Wren.

III. COMMUNITY MEMBER CONCERNS:.

Carol Noyes stated she is not getting emails. I spoke to her yesterday and she verified her email address. She will check her spam mail. Carol also asked about Oktoberfest. It has been canceled for October 19th and rescheduled for November 2nd, but the debris must be picked up before then. We need a 2-day notice to cancel the vendors and we will decide by October 31st. Carol also asked about the yard sale and it was decided that we would still have it, as scheduled.

Teresa commented that her husband is thrilled with being awarded Yard of the Month for September.

IV. CHAIRMAN'S REPORT

Camunas was judged to be in default and must pay \$3800. We are waiting for him to pay. Still working our way through senate bill 10-23.

V. OFFICERS REPORTS

a. Secretary's Report – Rebecca Verrastro

The minutes of the prior meeting were emailed to the board members. A motion to accept the minutes was made, seconded, passed unanimously.

b. Treasurer's Report - Teri Christopher

1. Teri corrected the August treasure's report. \$1680 in legal expenses was mistakenly omitted from the report.
2. September's report was read: Our balance is \$29107.70. Expenses totaled \$670, to include a deposit of \$100 for the annual meeting; it is going up to \$150 next year. We collected \$337 in estoppel fees.

A motion to accept the September report and August addendum was made, seconded, and passed unanimously.

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VI. COMMITTEE REPORTS

a. **ARCHITECTURAL CONTROL BOARD**– September/October (Jef Morris/Duncan MacKenzie)

909 Torchwood – A large tree fell over in hurricane and left a large hole in the ground. The homeowner had to remove 2 trees.

683 Princewood. Damaged tree removal from hurricane. Approved. Also needed approval of paint colors, which were approved by Nada and Teri.

960 Torchwood - Residence lost ½ a tree in the front yard and it was removed.

b. **MAINTENANCE COMMITTEE** - Nothing new. Debris remains. Nada has been picking up trash along the median.

c. **MEMBERSHIP COMMITTEE**: Nada Acquaro was (absent) but sent word the bios are in.

d. **BEAUTIFICATION COMMITTEE**: Rick Studer, 933 Torchwood, was given YOM for October.

e. **NEWSLETTER COMMITTEE**: Rebecca stated the next and last newsletter of the year is due out mid-November. Teresa would like to do a column on the neighborhood pets and was told any help is much appreciated.

VII. OLD BUSINESS

889 Torchwood violation Update: The non-approved mailbox has been taken down and a wooden post is lying in yard, presumably to hold a new approved mailbox. A blue trash receptacle is still visible from the street, but the resident is now in compliance with the court order. Nada has not been to PO in a week so Teri will check to see if a check covering the judgment has been received.

The Yard Sale is still scheduled for October 16th.

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VIII. NEW BUSINESS

- a. Ongoing Florida HOA rule changes are being enacted necessitating changes to our website. Mike did a prototype of a members-only page, which is accessed under the “more” tab. We are still determining what will be in this section versus the rest of the website which has public access. Most likely it will include ACB reports, any legal action, and the treasurer’s report. Mike will let us know when we will go live. I will turn over access info to Mike and work with him transitioning.
- b. The resident at 749 Torchwood Dr. called to complain of a Trump flag on display at a residence. This was a topic that was raised a few years ago.

We again had a lengthy discussion including the reading of Florida Statute 720-304, which addresses the type and size of the flags that may be flown on a residential property as well as the flagpole. Some of these are: U.S, POW, Army, Navy, Marines, MIA, 1st Responders, police, paramedics, 911, etc. The flagpole can be low higher than 20’ high but not in sight lines. One US or State of Florida flag measuring 4’ x 6’ and another flag of equal or smaller than US may be flown.

We also reread the HOA covenants. Our covenants do NOT address flags specifically. They address signs, but it was once again decided that a flag is not a sign and, therefore, could not be prohibited. I called the residents to inform them of this, but the number left with the HOA was not working at the time.

NEXT MEETING DATE Nov 7, 2024 Annual Meeting. December 12th will be the next regular meeting.

ADJOURNMENT: 8:10 PM. A motion to adjourn was made, seconded, and passed unanimously.