

## **Long Leaf Plantation, HOA Board Meeting Agenda**

September 18, 2025

**I. Call to Order:**

**Time: 6:54 pm (Note: start time delayed due to preliminary information from Gary Morris)**

**II. Establishment of Quorum:** Attendees from the Board. (All present)

Resident Attendee: Jeremey Adams and Christopher Barfield.

Outside Vendor/Guest: Gary Morris

**III. Community Member Concerns:**

- a. Both Christopher Barfield and Jeremy Adams attended the meeting with separate but similar issues. Christopher wanted to make sure he is now in compliance with our bylaws in not having his boat be seen over his fence. He fixed the problem by removing the bar on the front of the boat. Apparently, this will suffice.
- b. Jeremy Adams too has an issue with visibility of his boat from the street. Teri Whren suggested a tent-like cover if acceptable by the board in the event he cannot park the boat far back enough in his backyard. In addition, he should speak to his neighbors to ensure visibility does not bother them. Once he accommodates the boat a follow-up visit by the ACB board may be necessary.

**IV. Chairman's Report:** Duncan has been in contact with our attorney regarding the trailer issue with Mr. Hinkley suggesting that we have the right to deny the parking of the trailer. Mike brought up the 48- hour rule nonetheless, we have the right to refuse. Duncan had no other issues to bring up.

**V. Officers Reports:**

- a. **Secretary's Report:** Board Meeting Minutes from July 17<sup>th</sup>, 2025, were voted on and approved.
- b. **Treasurer's Report:** Treasurer's report from July 17<sup>th</sup>, 2025, were voted on and approved.

As of the end of August 31<sup>st</sup>, 2025. Total assets were reported in the amount of \$\$35,959.95. Total donations and payouts from 2022 through present time total \$1345 dollars. The breakdown is \$505 dollars in restricted tree donations and \$840 in unrestricted donations. In addition, there were deposits totaling \$333.00. This included \$299 in estoppel fees and \$34 in interest from our CD. Teri talked about three specific expenses: 1) \$36 in for lights 2) \$131 for water expense 3) \$25 for the yard of the month of August, and \$120.00 for sprinkler repair. Joe's work on the median was not paid in August so he will receive payments for August and September this month.

c. **Committee Reports:**

a. **ACB** –Mike Campany reported there were 7 requests. These include a request for the lawn to be mowed at 609 Torchwood, which has been delayed due to illness, 4 requests for tree removals, 1 window replacement and 1 trailer parking request which is being evaluated. Trailer parking has been discussed and because trailers are not considered a vehicle will more likely be denied for overnight parking. Jeff Morris was decided not to cut down a tree and will therefore be removed from the list. All requests have been approved.

b. **Maintenance Committee –**

As a follow up from our previous meeting and discussions regarding the deterioration of both street and entrance signs at Long Leaf, Gary Morris was invited to our meeting by Teri. He provided an overview of the types of signs he is proposing and the costs associated with these. The sign on the West was done in 2014, and the other signs were just cleaned. The quotes from Mr. Morris ranged from roughly \$7200 for the East and West signs with another \$6900 to \$7500 for the North and South signs. Mr. Morris recommended we address the East and South signs for now. Teri mentioned that all the signs need pressure washing at minimum. The Board agreed to take time to set time as a group to see what can be done in the interim considering the cost associated with replacing the signs.

Jim spoke about the new street signs. Currently, the new signs would be bigger at 6 x 6 post steel in brown. Jim got an estimate for all 16 signs at roughly \$12,780 for just the metal with additional cost for the cement and installation. The metal will eventually rust and turn brown. The county would need to come out and put up the remaining 4 median signs. Jim obtained these preliminary numbers to see if we agree to move forward at which time we would obtain a more precise estimate. Given the large expense for signage, the board agreed to explore other options and determine a more strategic approach for capital budget expenses.

Teri also mentioned that Joe has been out sick and has been cleaning out the median. Nada mentioned that someone else wants to bid on the maintenance of the median.

c. **Membership Committee-** Nada visited new neighbors at 921 Torchwood Drive and other new neighbors. She mentioned the neighbors are very nice neighbors and some paid their dues and added a \$25 for tree fund. Membership will be at 130.

d. **Yard Beautification Committee-** New Yard beautification was awarded to Evelyn Delaney and Maurice Heuss 856 Torchwood.

- e. **Newsletter** – Nada mentioned that Rebecca continues to ask for new content for our newsletter.

**VI**

**Old Business**

- a. Florida HOA Rules Change – We will continue to provide updates on upcoming meetings and training for these new HOA changes.
- b. Mike Campany brought up the new roundabout project taking place off of Strafford and Taylor and the need for us to keep updated on the potential impact if any on our property line as well as traffic delays.

**VII**

**New Business:**

- a. Neighborhood Entrance Signs should be reevaluated post our meeting with Gary Morris (entrance signs) and preliminary estimates for our street signs by Jim.
- b. The Yard Sale should be held on the 18<sup>th</sup> and if it rains, we will on the 25<sup>th</sup> of October.
- c. Teri Christopher requested we agree to a date for our Octoberfest. She suggested October 11, 2025. Teri needs volunteers for lights and set up at 9am on the 11th.
- d. Our annual member meeting will be on Thursday, November 6<sup>th</sup>.
- e. Obtain electrical quote and work to be done on the northwest entrance.

Next Meeting Date: **November 6<sup>th</sup>, 2025**, Annual Members meeting. Refreshments and goodies are also welcomed.

Adjournment at: **8:45 pm**