

LONG LEAF PLANTATION HOA BOARD MEETING MINUTES – September 19, 2024

I. CALL TO ORDER: 6:59 PM

II. ESTABLISHMENT OF QUORUM

Board members present: Duncan MacKenzie; Michael Company, Mary Christopher, Rebecca Verrastro, Jef Morris, and Nada Acquaro (by phone).

Jef asked if everyone got the final judgment regarding 889 Torchwood Dr. Mr. Camunas must replace the mailbox, etc. He has until September 27th to complete all. He also needs to fill out the appropriate paperwork and submit it to court. If he does not fulfil these tasks within 30 days, he could be held in contempt.

III. COMMUNITY MEMBERS PRESENT: None.

IV. CHAIRMAN'S REPORT: Duncan received a letter from John Conan of 649 Torchwood Dr. stating the owner of **659 Torchwood** is renting out rooms. Duncan responded to letter. Nada has noticed “friends” at the house. Teri and Nada will talk to Mr. Conan. If confirmed, we will talk to owner of 659 Torchwood Dr..

IV. OFFICERS REPORTS

a. Secretary's Report – Rebecca read the minutes. A motion to accept the report was made and seconded; it passed unanimously.

b. Treasurer's Report – Teri read the reports for July and August. A motion to accept the reports was made and seconded; it passed unanimously.

c. TD Bank did not accept the minutes we submitted to add a second signer on the HOA bank accounts. They asked us to sign the paperwork twice and then said it was not sufficient. Teri will talk to Kathy at TD Bank to find out exactly what they need to add Duncan.

V. COMMITTEE REPORTS: (ACB - TERI – AUGUST)

a. 1093 Torchwood -

b. 1089 Torchwood - Paint trim was approved.

c. 1052 Torchwood - Brown drip edge and gutters were approved as well as a new roof.

d. 729 Torchwood - Paint colors were approved.

e. 425 Black Ironwood – The resident gave Teri a detailed report approved by Rick and Nancy. The report was from a certified arborist. It stated the trees were rated Level 2 and 3

regarding risk assessment. Teri will meet with Mrs. Cruz to find out which trees were cut down. Teri gave permission to rescind the fining letter.

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f. 562 Princewood (King): Teri sent a letter to Mr. King regarding the roof and other violations. Jef helped draft it. The Certified letter was returned; the snail mail letter was not. The roof permit was extended to December 2025. The reroofing is completed but covered cars are still in the driveway and we cannot verify if they have current tags.

g. 749 Torchwood (Maddox) Two small trees were planted. The size is disappointing but there is no stipulation as to the size of replacement trees.

h. 1057 Torchwood. Teri sent a letter and spoke to Mrs. Ortiz on the phone. Mrs. Ortiz said she “travels” but it is on her to-do list.

i. 889 Torchwood – Mr. Camunas emailed Teri about the mailbox replacement. Teri responded that any mailbox needs approval.

j. 683 Princewood: Nada and Teri talked to the new owner, who is flipping the house. The screen enclosure still needs fixed. Nada talked to the man cutting down trees. Teri then spoke to the owner. They “topped” the tree. She asked him “please don’t cut anymore trees”. Teri will give the new owner’s info to Nada

(ACB - JEF – SEPTEMBER)

k. 864 Torchwood – A tree was removed without prior authorization. Jef OK’d the removal retroactively as the tree had split and fell on the neighbor’s property.

l. 1084 Torchwood. Realtor sent a request and was told HOA membership is voluntary. Teri received the estoppel fee.

m. 652 Princewood: Realtor description of listing is not accurate as it stated “NO HOA” in the listing description.

MAINTENANCE COMMITTEE: Nothing new.

MEMBERSHIP COMMITTEE: Nada reported we now have 130 members. She has two residents who will run for board, Georgette Verela and Theresa Whren.

All board members need to take a course if elected after July 2024.

LLP used to have a form stating board members read the bylaws.

n. Budgets, reserves, membership, records, etc.

o. Newsletter – Teri wants to discontinue. Revenue from vendors.

VI. NEW BUSINESS

Jef emailed the new rules and regulations (House Bill 1203, Chapter 224) to all board members. Duncan recapped:

Website requirements for communities with 100 parcels: Bylaws, Declaration of Covenants, Insurance policy need to be posted. DBPR 733-1 (90 days to take course). Board members must disclose other board positions, post agenda 14 days in advance in plain view on home page or subpage. Anything that needs voted on must be posted 7 days prior to meeting.

Many other details were discussed. Jef will speak to Paul regarding retention of his services to conform to 224-221.

HOAs can no longer use debit card. Must write checks with detailed memo about purpose.

Mike will help update the website.

We have not heard from Mr. Hanson regarding food for Oktoberfest.

Teri mailed a check to Immanuel Presbyterian Church for the annual meeting in November.

NEXT MEETING DATE: We will meet again on October 10th.

ADJOURNMENT: The meeting was adjourned at 8:45 PM after a motion to adjourn was made, seconded, and passed unanimously.