

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

May 8<sup>th</sup>, 2025

**I. Call to Order:**

Time: 6:35pm

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

Resident Attendee: Gary Bauton, Dave and Carol Noyes

**III. Community Member Concerns:** Gloria MacKenzie raised a concern with respect to the realtors' obligation to inform buyers that there is an HOA at Long Leaf Plantation. A consensus was reached that one solution could be that we ask realtors to provide any prospective buyer with a synopsis of our bylaws. Nada volunteered to contact realtors when homes come up for sale to make sure they inform new buyers about our covenants.

Gary Bauton, brought up his issue regarding his RV and new changes regarding use of RVs. Carol Noyes asked if a yard sale sign could go up on the median and was informed that no individual signs could go up for one day garage sales. In addition, Carol Noyes talked about double parked cars off the road and mentioned that the one car she was referring to had an expired tag. Teri volunteered to call the Sheriff's office and report it.

Judy Black had a concern at our last meeting regarding the water flow caused by the curb swales. Teri Wrhen took a walk to further look at the issue with the swales of some neighbors and realized that she herself contributes to this issue as do many other residents who are completely unaware of the problem. We will continue to monitor this so we can inform our residents and see how we can help mitigate the problem.

**IV. Chairman's Report:**

Mr. Duncan MacKenzie reminded the board of the National Association of Letter Carriers (NALC) "The annual Stamp Out Hunger food drive" taking place in DeLand this Saturday, May 10, 2025. Residents can participate by leaving a bag of non-perishable food by their mailboxes before mail delivery.

Additionally, Duncan talked about his email from Paul Hinkley our attorney and his willingness to help us with filing the Camunas' estoppel certificate. In his email, Mr. Hinkley did state that it is likely that the Association will receive a request for an estoppel certificate in connection with the sale of the home. Teri confirmed that we have not filed an estoppel letter since no offers have been made on the house as yet.

**V. Officers Reports:**

**a. Secretary's Report: Georgette Varela**

Adoption of the prior Board Meeting Minutes from March 13<sup>th</sup>, 2025. Minutes were voted and approved on. Mr. Mackenzie mentioned that he and a few other board members

had not received the minutes. The issue was identified. The Secretary rather than individually emailing board members sent the minutes to the Board@LLPHOA.org email address which we are still having issues with. Georgette Varela, (Secretary) will be individually emailing all board members the March 13<sup>th</sup> minutes as well as all future minutes until the website email issue gets resolved.

b. **Treasure's Report: Teri Christopher**

Adoption of prior meeting minutes and treasurer's report. Teri submitted and explained expenditures ending on April 30<sup>th</sup>, 2025.

**VI. Committee Reports**

- a. **ACB** –Jim Herreman was unable to attend the meeting however, Mike Campany did. Mike provided a list of all of the Issues/Requests on hand from January 09, 2025, to May 1<sup>st</sup>, 2025, names and addresses. There was a total of 26 requests/issues. (12) Tree Removal requests; all have been approved (4) Roof replacements all were **approved**, (1) exterior paint and roof replacement; (3) Fence replacement; 2 have been **approved** and 1 is looking for a materials list. (1) pool enclosure; approved; (1) Shed building request; **approved**. There is (1) Patio siding request; **approved**. (2) Window replacement requests; **both have been approved**. Lastly, there is still a pending request for: (1) House Plan approval. Mike will continue to update us on the progress of these open requests and all other new ones.
- b. **Maintenance Committee** – Nothing new from Teri on the median except that due to the lack of rain, she will be adding an additional 10 minutes on the sprinkler timers. This will more likely increase our water bill slightly so Teri will be adjusting the timer as she sees fit. Teri had nothing else to report on.
- c. **Membership Committee**– Nada reported that we hit our goal of 125. To her surprise, some of the regular residents did not commit. Nonetheless, we hit our goal.
- d. **Yard Beautification Committee**– Yard of the month for March and April March-Robin & Janice Thomas; 714 Black Ironwood. April- Raulie & Rachel Raulerson; 979 Torchwood.  
New Yard beautification identification was assigned to Nada by Teri Christopher until Teri recuperates from her shoulder surgery which will put her out for 6 weeks from June 4<sup>th</sup>.
- e. **Newsletter** – Rebecca was unable to attend the meeting. Nonetheless, we will inform her that she will need to put it out by the end of June.

**VII. Old Business**

- a. Ongoing Florida HOA Rules Change - Duncan asked if any of the board members had any updates or information to add regarding education or training. However, no additional information was provided at this time. Unfortunately, Teri Wrhen was unable

to look into training requirements, locations or internet sites at this time. We will continue to look into this.

- b. Camunas' Estoppel. Teri stated that she that the final judgement was filed on August 27<sup>th</sup>, 2024, and that interest would be calculated at a rate 9.47% interest. Mike Campany, asked if we had filed with the court of Volusia County.

**VIII. New Business:**

- a. Mike Company continues to work on accessibility/functionality of email via the website. [Board@LLPHOA.org](mailto:Board@LLPHOA.org). Given the persistence of these issues, he will continue to distribute mail and information since he is currently the only one with access.
- b. Duncan mentioned the July 4<sup>th</sup> parade. Teri Christopher asked for someone to volunteer to take on responsibility for the picking up watermelons and drinks given her upcoming shoulder surgery. She will be out of commission for six weeks. In addition, Teri mentioned that she had already booked the DJ, bounce house and tables for our Octoberfest party on October 11<sup>th</sup>, 2025.

Next Meeting Date: Thursday July 17<sup>th</sup>

Adjournment at: **7:51 pm**