

**Long Leaf Plantation Homeowners Association
Board of Directors Meeting Minutes
June 18, 2026**

Call to Order

The meeting was called to order at 6:37 PM by Chairman Mike Company.

Establishment of Quorum

A quorum was established.

Board Members Present

- Mike Company
 - Teri Christopher
 - Patrick Farrell
 - Teresa Wrhen
 - Nada Acquaro
 - Doug Phillips
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Community Member Concerns

Attendees

No community concerns. Kim was present

Chairman's Report – Mike Company

The team reflected on Duncan Makenzie's celebration of life – it was a lovely and enlightening event.

Officer Reports

Secretary's Report – Patrick Farrell

Motion to approve the minutes from April 16, 2026:

Motion: Doug Phillips

Second: Nada Acquaro

Vote: Unanimous approval

Result: Motion passed

Treasurer's Report – Teri Christopher

Capital Projects are running \$359 over budget – a good number considering the extent of projects underway this first half of the year.

Motion to approve the Treasurer's report

Motion: Doug Phillips

Second: Nada Acquaro
Vote: Unanimous approval
Result: Motion passed

Committee Reports

Architectural Control Board (ACB) – April/May Summary – Mike Campany

- Reviewed painting requests at 1061 and 791 Torchwood Dr. 1061 is resolved; Nada will reach out to 791 for finalization (requires PMC code).
- Tree removal at 1018 Torchwood Drive will be reviewed
- Trailer Parking has been resolved, however Fence height at 643 Princewood is in violation of Volusia County code
- Several mailbox violations have been issued for white mailboxes. The board reviewed the covenants concerning mailbox colors/materials.

Maintenance Committee – Teri Christopher

- Nada and Teri C planted flowers at the NE entrance sign.
 - Teri C. installed small sign, refurbished by Al Whren, on the NE entrance. Al said he would try to remake a sign for the W side.
 - Caleb Roberts had to clean out all the overgrowth and brush at the NW entrance sign. A large bush has been cut back near the NE entrance. Total cost \$250.
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Membership Committee – Nada Acquaro

Current membership: 122 members

Yard Beautification Committee – Teri Christopher

Yard of the Month (May): Richard and Kathy Doisy

Newsletter – Rebecca Verrastro

Requests for additional photos of the community.

OLD BUSINESS

Outstanding Lien – 889 Torchwood Drive

No updates were reported. Interest is compounding

Neighborhood Entrance Signs – Repair and Replacement

All signs have been completed, except for the smaller side on the W side.

NEW BUSINESS

643 Princewood Drive

This was addressed in the ACB Report.

4th of July Parade

8:00 AM start time. Signs announcing the event will be put up following this HOA meeting.

ACB Coverage

Teri W is covering July. Mike Campany will cover August. Teri C. will cover September. Nada will cover October.

Community Member Comments

None.

Next Meeting Date

Teri C. will call the local church to begin setting up for the annual board meeting in November (first week).

The next Board meeting is scheduled for August 20, 2026 at 6:30 PM.

Adjournment

Doug motions to adjourn. Patrick seconds.

The meeting was adjourned at 7:28 PM.
