

# Longwood HOA

3181 Village Park Drive, Melbourne, FL 32934

## Meeting Minutes

### Contents:

#### 2005

January 20, 2005

February 17, 2005

March – No Meeting

April 21, 2005

May 19, 2005

June 6, 2005 – Annual Member Meeting

June 9, 2005

July 21, 2005

August 8, 2005 – Special Board Meeting

August 18, 2005

September 15, 2005

October 19, 2005

November 17, 2005

December 15, 2005

**LONGWOOD HOMEOWNERS ASSOCIATION**  
**3181 Village Park Drive**  
**BOARD MEETING MINUTES**

File:	min0105.doc	Member	Term	Phone	E-Mail	Present	Area
Date:	1/20/05	Pres - Ed Bradford	02-05	254-6204	Ebradford@spacey.net	y	Open
Time:	7:30 PM	VP – Emmett Ferrell	02-05	259-0458	Eferrell1@cfl.rr.com	y	Canal
Location:	Ed Bradford's	Sec - Bill Harris	03-06	242-0583	wharris1@cfl.rr.com	y	Web
	Home	Treas - Tom Sylvester	04-07	259-2598	Tomjudysylvester@hotmail.com	y	Treas
		Mem – Sally McCullough	03-06	259-6853	bensallym@peoplepc.com	y	Lawn
		Mem – Geo McDaniel	04-07	259-4194	monrie@aol.com	y	Open
		Mem – Open	02-05	-	-	-	Fence
Guests: Pete DeLair; Don Melo, Dot Viso		Arch – By Board					

**OLD BUSINESS**

**1 Previous Minutes** 12/16/04 minutes were read and accepted with removal of Al Bryant's listing on Board .

**2 Treasurer's Report**

Ck	MM	CD	Total
\$28,834.67	\$11,807.69	\$10,397.93	\$51040.29

**3 Dues**

	No.	Lots	Amt
05 Dues remaining		70	\$150

All dues have been paid for 2004.

**4 Lawn**

Lawn contractor has trimmed trees and was paid \$250 for T-canal Bush Hog work. We need to inspect T-canal to verify North side is being mowed and to get South side plants & shrubs in the shopping center fence removed. Contractor needs to do more trimming at entrances. Shrubs are getting too high and we need a gap between shrubs and brick wall.

**5 Sprinklers**

Although in Dec the valve on island #1 was reported to be fixed, it appears the Tim Fische was manually operating it. Island #8 also appears to have a problem. Fische will purchase and install a new valve & bill us for the valve cost. A source for the present style valves is not known so a valve from North-South will be purchased.

**6 Canals**

Bill is to contact Ecor (254-0930) and see if they have started canal treatment. We are still waiting for a quote from Dave Heflin on removing two groups of bushes on E-bank of W-canal. Bill contacted him earlier this week and reminded him about the quote.

**Follow-up:** Bill contacted Michael at Ecor on Friday (1/21/05). He stated they have treated the canals twice and may come out again next Monday (1/24/05) to repeat the last treatment which may have not taken due to rain. They will leave a note of future treatments with Emmett (2497 Longwood).

**7 Portofino**

Billing for their share of the canal treatment and lawn care is to begin in Jan since the area has and is now being mowed. Initial bill will contain a letter explaining the original agreement between Longwood and the apartment developer to share costs.

**8 Fences**

Bill reported that he received a call last week while in Colorado from Nations Fence stating they had worked on the fence but stopped due to the columns not being plumb. Upon returning, Bill found the fence to be completely assembled on Lk Washington and Wickham except for the last 5-6 sections. Bill measured the columns and found they were out some but not as bad as other areas that have already been reassembled. Bill had contacted Dave Heflin earlier in the week and again asked that the columns be straightened ASAP. Bill also called Dan at Nations Fence (255-1020 x14) and left call back numbers. No return calls were received.

**Visitors:** Both visitors listed above were at the meeting to discuss the fence situation. They felt they were being neglected. We explained that the repair stoppage had nothing to do with us. We point out that fence status updates have been published for the last 3 months on the Web site. The Web site is our Official notification medium for HOA documents.

**Follow-up:** Bill contacted Dan at Nations Fence on Friday (1/21/05). Dan was agreeable to sending the crew back out and having them complete the reassembly if the only problem was esthetics. Dan mentioned that words were exchanged with homeowners during the initial assembly work.

**9 Lighting/Flags**

Ed is to buy a new flag pole. The Lk Washington installation needs a few more bags of concrete to support its load. Ed will also buy new flags and check on kits to enable displaying the flag at half-mast when necessary. Bill was to measure the old pole.

**Follow-up:** The old pole was approximately 2.5 OD, 4 sections & 20' 5" long.

**10 Gazebo**

The Gazebo power meter box is open with live 220 VAC. Tom called FPL and they were to disconnect service at the pole until we can get it fixed. Tom had a bill from Durham & Sons (259-2665) stating the work had been completed. It isn't obvious that someone would stick their hand into a box with live 220 VAC to steal a meter can cover when the meter was already missing. The original criminal intent was to probably turn off the lights, but the lights were already off in this case. We questioned if the new cover had ever been installed. Bill is to call the electrician and resolve.

We discussed alternative solutions to the problem. Two solutions were recommended. Install a street light near the Gazebo to provide general illumination of the area independent of the Gazebo power and install a switch for the remaining light so they can be turned off/on by Gazebo users without destroying the electrical feed. Sally is to work the new light pole.

**Motion**

**Have a street light installed independent of the Gazebo electrical and without blocking canal access; cost NTE \$800. Passed: 6:0**

**Motion**

**Repair electrical meter & install light switch, cost NTE \$400 Passed: 6:0**

**Follow-up:** Bill contacted Joe at Durham & Sons on Friday (1/21/05). Joe was adamant about having installed the first cover. Bill then requested 2 more covers be fabricated @ approx \$40/ea. Joe agreed but then added we need to contact FPL and have them install a new meter and explain to them about the vandalism. Joe said FPL has a special lock that makes the meter box almost bullet proof. With that additional information, Bill cut the order to only 1 cover.

**11 Web Page**

Dec minutes and winners of the Christmas Lighting Contest were added to the Web. Bill also posted the budget data provided by Tom. This data will be updated monthly from now on.

**12 Kingsmill**

A contract was signed with Dave Heflin after the December meeting to install the following:

- Covered ditch and new outflow box on the West-canal
- Outflow box only on the East-canal.

We are still working permit items.

**NEW BUSINESS**

**1 Storage**

The need for HOA storage was identified and discussed. Items needing storage are

**LONGWOOD HOMEOWNERS ASSOCIATION  
3181 Village Park Drive  
BOARD MEETING MINUTES**

- Christmas decorations
- Secretary records
- Treasurer records
- Irrigation spares
- Lighting spares
- Flag spares

**Motion**

**Approve renting a storage unit, cost NTE \$45/mo.**

**Passed: 6:0**

**ACTION**

Canal	Bill	Work with Kingsmill to obtain canal permit
Canal	Bill	Contact Ecor on treatment dates and on leaving future notes
Irrigation	Sally	Get lawn contractor to purchase & install new valve(s)
Flags	Ed	Get new flags & pole
Web	Bill	Update Web for Jan minutes and budget.
Lawn	Sally	Inspect T-canal mowing; get fence plants removed; correct trimming at entrances
Gazebo	Sally	Contact FPL on installing a new street light
Gazebo	Bill	Contact electrician on getting the meter panel repaired
Fence	Bill	Contact Nations Fence on completing reassembly of fence
Corp	Bill	File Corp papers with State
Storage	Bill	Contract for a storage unit

Bill Harris – Secretary

**LONGWOOD HOMEOWNERS ASSOCIATION**  
**3181 Village Park Drive**  
**BOARD MEETING MINUTES**

File:	min0205.doc	<u>Member</u>	<u>Term</u>	<u>Phone</u>	<u>E-Mail</u>	<u>Present</u>	<u>Area</u>
Date:	2/17/05	Pres - Ed Bradford	02-05	254-6204	Ebradford@spacey.net	y	Open
Time:	7:30 PM	VP – Emmett Ferrell	02-05	259-0458	Eferrell1@cfl.rr.com	n	Canal
Location:	Ed Bradford's Home	Sec - Bill Harris	03-06	242-0583	wharris1@cfl.rr.com	y	Web
		Treas - Tom Sylvester	04-07	259-2598	Tomjudysylvester@hotmail.com	y	Treas
		Mem – Sally McCullough	03-06	259-6853	bensallym@peoplepc.com	y	Lawn
		Mem – Geo McDaniel	04-07	259-4194	monrie@aol.com	y	Open
		Mem – Open	02-05	-	-	-	Fence
Guests:	Pete DeLair	Arch – By Board					

**OLD BUSINESS**

**1 Previous Minutes** 1/20/05 minutes were read and accepted with minor changes.

**2 Treasurer's Report**

Ck	MM	CD	Total
\$43,030.90	\$11,811.20	\$10,432.63	\$65274.73

**3 Dues**

	<u>No.</u>	<u>Lots</u>	<u>Amt</u>
05 Dues remaining	7,16,38,45,57,72,80,82,96,98,106,116,		
All dues have been paid for 2004.	139,143,153,157,163,171,182,210,221,		
First notice on dues sent 2/8/05	254,256,259,263,265		<b>\$165</b>

**4 Lawn**

Sally again told the lawn contractor to cut bushes in Publix's North fence and to break out Portofino's costs for mowing the E-canal. The entrances still need trimming. Sally had a proposal for new flowers for the entrances. Board decided to wait until more data was available.

**5 Sprinklers**

Tim Fishe bought new irrigation valves from North-South. The new design valves have batteries advertised to last 10 years. Tim fixed island #1. On island #6, both sides run at the same time due to a faulty index valve. Island #8 is missing 3 sprinkler heads. The Board, on behalf of all the residents of Longwood, wishes to thank Tim for his effort and dedication to keeping our sprinkler system operational.

**Motion**

**Authorize the purchase of a new sprinkler index valve; cost NTE \$100. Passed: 5:0**

**6 Canals**

Bill contacted Ecor (254-0930) and they have started canal treatment. We are still waiting for a quote from Dave Heflin on removing two groups of bushes on the East bank of the W-canal.

In support of the West canal project with Kingsmill, Treasurer Tom Sylvester provided James Teal from Kingsmill a check for \$5500. This amount is Longwood's portion of a default bond required by the county prior to issuing the permit. The permit has now been issued and the work should start soon. This effort will include the following:

- Covering the remaining open ditch along Lake Washington Rd
- Moving the gate and vehicle crossover to align with the causeway
- Installing new outflow pipe and box on W-canal
- Installing new outflow pipe and box on E-canal

**7 Portofino**

Billing for their share of the canal treatment and lawn care was to begin in Jan. This has been held up until the lawn contractor provides us with a break-out for their portion of the total mowing bill.

**8 Fences**

Bill contacted and stopped by Nations Fence numerous times trying to get the remaining fence sections completed. Dave Heflin had his crew straighten the remaining columns. The fence company sent someone by again but now reports some materials are missing.

**Follow-up:** The fence repair was finally completed in early March after more contacts with Nations Fence. The repair cost was \$3490.

## 9 Lighting/Flags

**Flags:** No action on new flag pole and flags. The Lk Washington installation needs a few more bags of concrete to support its load.

**Lighting:** Pete DeLair proposed buying new entrance lights through a piggy-back large order with the Tenth-Hole apartments on Lk Washington. Although this may save some money initially, the Board preferred to have our own source in order to maintain these lights in the future. Pete is to get cost and manufacturer data on the new lights.

## 10 Gazebo

The Gazebo power meter box was still open with live 220 VAC until just recently. Tom had called FPL last month to disconnect service at the pole but apparently they never killed the power. Durham & Sons (259-2665) provided a new meter cover.

Bill is to work getting a new light pole installed. Sally obtained the necessary FPL papers.

## 11 Web Page

Jan minutes and treasurer report were added to the Web. Bill also posted fence status.

## 12 Storage

Bill contracted with Uncle Bob's Storage next to the old Fat Boy's for a 5'x5' storage unit. The storage is not air conditioned but adequate for our Christmas lighting items plus some old records. The air conditioned storage units at the Light House business up the street was rejected since it was too short to hold our Christmas Trees. Longwood contracted for 1 year at \$522.80. Next year, we will get the 13<sup>th</sup> month free.

## NEW BUSINESS

### 1 Letters

The Board reviewed letters received from residents. Most were received with dues payments. Some letters questions the rules on fences and RV's.

**Fences:** A review of the Deed Restrictions, showed that fences are optional within Longwood. If a fence blew down during the hurricanes, the homeowners have the option to replace the fence or take it completely down. Fences half up and down will have to be repaired or removed eventually. The Board did not feel comfortable setting a deadline since the Association's fence was in this category.

RV's have to be behind the front of the house per City code. The Board (and your neighbors) would prefer that they be behind a fence.

President Ed Bradford will write replies to Kiratzopoulos & Henning.

## ACTION

Canal	Bill	Work with Kingsmill to work canal project
Lawn	Sally	Get lawn contractor to correct problem areas
Lawn	Sally	Get lawn contractor to break out Portofino's portion of canal mowing
Flags	Ed	Get new flags & pole
Web	Bill	Update Web for Feb minutes and budget.
Gazebo	Bill	Contact FPL on installing a new street light
Gazebo	Bill	Contact electrician on getting the meter panel repaired
Fence	Bill	Contact Nations Fence on completing reassembly of fence
Corp	Bill	File Corp papers with State
Lights	Pete	Get light costs and manufacturer

**LONGWOOD HOMEOWNERS ASSOCIATION  
3181 Village Park Drive  
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Irrigation      Fische  
Letters         Ed

Purchase & install new index valve  
Write replies to letters

Bill Harris – Secretary

**LONGWOOD HOMEOWNERS ASSOCIATION**  
**3181 Village Park Drive**  
**BOARD MEETING MINUTES**

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		Mem – Geo McDaniel	04-07	259-4194	monrie@aol.com	y	Open
		Mem – Open	02-05	-	-	-	Fence
Guests:	See Below	Arch – By Board					

**OLD BUSINESS**

**1 Previous Minutes** 2/17/05 minutes were read and approved without change. There was no Board meeting in March due to lack of a quorum

**2 Treasurer's Report**

Ck	MM	CD	Total
\$34,502.41	\$11,817.88	\$10,499.18	\$56,819.47

**The Board addressed some New Business at this point. See new Business discussions below.**

**3 Dues**

	No.	Lots	Amt
05 Dues remaining (10)	45,82,116,139,171,210,254,256,259,263		\$165

All dues have been paid for 2004.  
 First 05 notice on dues sent 2/8/05. Tom had prepared second notices to be mailed or delivered to remaining delinquent lots.

**Motion**

**Authorize the Treasurer to deliver Second dues notices to remaining delinquent homeowners either by hand deliver or Certified mail with return receipt Passed: 6:0**

**4 Lawn**

Sally reported that the T-canal fence by Publix has been cleared of bushes. The previous proposal for reworking the entrances was not discussed due to damage to one entrance (see New Business). The Treasurer received a bill of \$600 for irrigation repairs from GreensPlus. This unauthorized work was performed by a 3<sup>rd</sup> party. The Board postponed any decision until more information could be obtained from GreensPlus. The Board also received a bill for \$500 bush-hog mowing. This may be the same bill that the Board paid 50% of in Jan 05. There was no action on this bill. Sally is to tell GreensPlus that the T-canal is to be cut with a lawn mower per the spec, not with a bush-hog. GreensPlus is still not breaking out the Portifino portion of the bill correctly. It appears they are sending separate bills.

**5 Sprinklers**

Even though GreensPlus just had \$600 worth of repairs performed and Tim Fishe did previous valve repairs, some irrigation problems still exist. Island 1 is turned off due to wreck (see New Business); Island 2 has a line break; the Lk Washington flag pole island comes on at 6PM.

**6 Canals**

Bill was told that work on the Longwood/Kingsmill West-canal mods was to start this coming weekend. Concrete junction boxes have been sitting on Lk Washington for some weeks. Duck Weed or similar growth is starting on the T-canal. Bill is to contact Ecor (254-0930) for treatment.

**Follow-up:** West-canal project did not start as advertised.  
 Ecor was called the next day and they agreed to check to see if additional treatment was required.



- 7 Portofino** The board authorized the Treasurer to send Portofino an initial 2005 bill.
- 8 Fences** The fences have been repaired for a couple of months however they now need cleaning due to the time the panels spent down in the grass and mud. Board members are to contact potential vendors to get prices for cleaning.
- Follow-up:** Three pressure wash vendors, found in the weekly shopper delivered to our home, were contacted and asked to submit bids.
- 9 Lighting/Flags** **Flags:** See New Business  
**Lighting:** No feed back from Pete DeLair on buying new entrance lights.
- 10 Gazebo** We are still waiting for FPL and Durham & Sons (259-2665) to coordinate installing the new meter and cover. Tom has a lock to secure the new installation. There has been no action on getting a new light pole installed. Bill is to handle this matter.
- 11 Web Page** February minutes and Treasurer's report were added to the Web.
- 12 Storage** The 5'x5' storage unit at Uncle Bob's Storage next to the old Fat Boy's is available for HOA storage.

**NEW BUSINESS**

- 13 3220 Woodsmill** Seven people appeared before the Board to discuss the property at 3220 Woodsmill Dr. The attendees were:

Amara Morcoccia	3220 Woodsmill
Mike Morcoccia	3220 Woodsmill
Beverly Clapper	3231 Woodsmill
Dave Clapper	3231 Woodsmill
Frank Noyes	2539 Woodsmill
Ken Hennes	3361 Chapparral Ct

In addition, the Board had written complaints about the property from the following:

Ben & Dave Clapper  
Rich & Theresa Small  
Pete & Norma DeLair  
Jim & Lilly Emkin  
George & Jay  
Mr. Purddy  
Bill Harris

The complaints centered around the subject address being used and advertised as the commercial site for All Florida Fence Company. The residential lot and adjacent street have been used as:

- Commercial store front
- Business product storage facility

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- Business trash & debris storage & disposal area
- Truck loading area
- Product unloading area
- Commercial vehicle parking area
- Employee parking lot

The business traffic in and out of the rear yard keeps the sidewalk and adjacent street covered with mud. In addition, when notified that he should move his business elsewhere that the homeowners and Association will not allow such a business in our residential subdivision, the fence on the property was painted with loud strips in a defiant jester to the neighborhood.

At this meeting, Mike Morcoccia defended his actions by stating that he had a business license to operate a home business. The Board pointed out that he was in violation of the terms of that license as evident by the City of Melbourne letter dated 4/21/05 and delivered to Ken Hennes by a City Code inspector that day. The City letter stated that the site was to correct 5 items by April 30<sup>th</sup> or be subject to \$250 per day fine. These were:

- Only office or professional use on site
- Only immediate family residing on the premises may engage in home-base business
- Delivery of product for storage or sale at home is prohibited
- Business must be clearly an accessory to residential use & structures must not be altered to change the character of the home or premises
- Signs advertising the business or related to it may not be posted on the premises

Mr. Morcoccia had not seen the letter and was allowed to review its contents. Mr. Morcoccia admitted to painting the fence as a jester of defiance to the Longwood Community and admitted to having a sign by his tree with an obscene message to the community. Mrs. Morcoccia said she removed the sign.

Numerous photographs of the property, commercial trucks, mud, and stripped fence were reviewed by the Board. The Board also reviewed the yellow page ad listing 3220 Woodsmill as the store front for walk-in business.

A review of the Longwood Deed Restrictions resulted in the following apparent violations:

- Residential use only
- Commercial vehicles on premises
- Parking on side of yard
- No approval for fence modifications
- No signs allowed on property

Following the discussions, the board discussed its actions. Two actions were selected:

- File a formal complaint with the City of Melbourne sighting all known data and infractions.
- Mail a letter to the residence identifying all known Deed Restriction violations

**Motion                                    Notify homeowner at 3220 Woodsmill to correct all violations to the Longwood Deed Restriction                                    Passed: 6:0**

**Motion                                    Notify City Of Melbourne that homeowner at 3220 Woodsmill is operating a nuisance fence business in a residential community and identify all the complaints    Passed: 6:0**

**14 Wickham Ent**

On the early morning of 4/8/05, a Chevy pickup went out of control at the Wickham Entrance and slammed into the median. It destroyed the lift station control box, flag pole, light fixture, light cage and various plants. The insurance company for the pickup is State Farm. Apparently the driver fled after the wreck. Tom has the police report and has been working with State Farm to recover our losses.

Flags: As a part of this action, Tom has been investigating flag poles. A local dealer has a 4 section, telescoping pole for \$225. This pole can handle two 3'x5' flags. The lower position can be used for half mast displays. The flag pole company does not install the poles but recommended Tom Whisner who will install the pole in a sleeve and concrete for \$60 each. The Board had previously authorized the replacement of the Lk Washington pole due to hurricane damage. With State Farm paying for the Wickham pole, each can now be replaced.

**15 Ed Bradford**

Announced he would not be seeking a new term on the Board.

**16 Annual Meeting**

The Board authorized the Treasurer to secure a meeting place for the annual meeting in June at the Harbor City Christian Church, 3210 Aurora Rd

**Motion**

**Authorize the Treasurer to secure the Harbor City Christian Church meeting room for June 6th, 7th, or 13<sup>th</sup>, in order of preference** **Passed: 6:0**

**ACTION**

- |            |       |  |
|------------|-------|--|
| Canal      | Bill  | Work with Kingsmill to work canal project                            |
| Lawn       | Sally | Get lawn contractor to correct problem areas                         |
| Lawn       | Sally | Get lawn contractor to break out Portofino's portion of canal mowing |
| Flags      | Ed    | Get new flags & pole   |
| Web        | Bill  | Update Web for Feb minutes and budget.                               |
| Gazebo     | Bill  | Contact FPL on installing a new street light                         |
| Gazebo     | Bill  | Contact electrician on getting the meter panel repaired              |
| Fence      | Bill  | Contact Nations Fence on completing reassembly of fence              |
| Corp       | Bill  | File Corp papers with State  |
| Lights     | Pete  | Get light costs and manufacturer                                     |
| Irrigation | Fishe | Purchase & install new index valve                                   |
| Letters    | Ed    | Write replies to letters   |

Bill Harris – Secretary

**LONGWOOD HOMEOWNERS ASSOCIATION  
3181 Village Park Drive  
BOARD MEETING MINUTES**

File:	min0505.doc	<u>Member</u>	<u>Term</u>	<u>Phone</u>	<u>E-Mail</u>	<u>Present</u>	<u>Area</u>
Date:	5/19/05	Pres - Ed Bradford	02-05	254-6204	Ebradford@spacey.net	y	Open
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Location:	Ed Bradford's Home	Sec - Bill Harris	03-06	242-0583	wharris1@cfl.rr.com	y	Web
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		Mem – Geo McDaniel	04-07	259-4194	monrie@aol.com	y	Open
		Mem – Open	02-05	-	-	-	Fence
Guests: Pete DeLair plus 2 listed below Arch – By Board							

**OLD BUSINESS**

**1 Previous Minutes** 4/21/05 minutes were read and approved without change.

**2 Treasurer's Report**

Ck	MM	CD	Total
\$33,286.01	\$11,821.17	\$10,568.43	\$55,675.61

**3 Dues**

	No.	Lots	Amt
05 Dues remaining (3)		82,116,259	\$165

All dues have been paid for 2004.  
First 05 notice on dues sent 2/8/05. Tom had prepared second notices to be mailed or delivered to remaining delinquent lots.

**Motion**

**Authorize the Treasurer to file liens on any remaining delinquent properties Passed: 5:0**

**4 Lawn**

Sally reported that the T-canal fence by Publix still looks cleared of bushes. The \$622 irrigation bill for unauthorized work was discussed. It was decided that the Board would have had to pay someone for this needed work and that the cost was reasonable. Sally is to tell GreensPlus that future expenditures must be approved. GreensPlus finally broke out the Portifino portion of the bill correctly. GreensPlus is also to be reminded to pick up trash by entrances. The oak tree at the Wickham entrance may need to be removed before it does damage to the entrance wall. Only shrubs should be by the entrance.

**Motion**

**Pay in full the approximate \$622 irrigation bill submitted by GreensPlus Passed: 5:0**

**5 Sprinklers**

Sprinkler problems continue on many islands. Island #9 has a broken head, Island #6 may have a problem, & Island #1 has a leak.

**6 Canals**

Dave Heflin has completed the installation on the canal project. The outflow boxes had to be cut so deep that bars need to be added to prevent items from entering the drains, Skimmers are also needed.

**Motion**

**Have bars and skimmers added to each outflow box, cost NTE \$1000 Passed: 5:0**

**7 Portifino**

The board authorized the Treasurer to send Portifino an initial 2005 bill.

**8 Fences**

Three pressure wash vendors, found in the weekly shopper delivered to our home, were contacted and asked to submit bids. Only one bid for \$325 to pressure wash both sides of our total fences was received from Alennach Press Washing (693-2769). Tom will mail a notice to homeowners adjacent to fences

**Motion**                      **Accept bid of \$325 from Alennach Press Washing to clean fence.**                      **Passed: 5:0**

**9 Lighting/Flags**                      To clear up any confusion, a new motion was presented to enable Tom to replace both flag poles immediately without waiting for a settlement with the insurance company.

**Motion**                      **Authorize the Treasurer to purchase 2 flagpoles with installation and flags with cost NTE \$700**                      **Passed: 5:0**

**10 Gazebo**                      We are still waiting for FPL and Durham & Sons (259-2665) to coordinate installing the new meter and cover. Tom has a lock to secure the new installation. Bill presented options for the light pole design. The Board selected a standard design. Bill is to handle this matter.

**11 Web Page**                      Ed wants to make the Web site the official announcement and notice site except for those announcements and notices specifically called out in the Deed Restrictions and By Laws as having to be mailed (Dues & Annual Meeting Notices).

**12 Storage**                      The 5'x5' storage unit at Uncle Bob's Storage next to the old Fat Boy's is available for HOA storage.

**13 3220 Woodsmill**                      Two people appeared before the Board to discuss the property at 3220 Woodsmill Dr. The attendees were:

Beverly Clapper	3231 Woodsmill
Dave Clapper	3231 Woodsmill

Bill talked to Porsi of Melbourne Code Enforcement today at 4 PM. He said 3220 Woodsmill was complying with the terms and that the city may not take him before the Code Enforcement Board next Wednesday. The Association Board emphasized that success in solving these problems lay with the adjacent homeowners obtaining physical evidence (pictures, logs, etc) that can be used to support our position that the business is more than a home office. While employees appear to no longer be parking at the address, heavy traffic in and out of the back yard keeps the side yare torn up and the street muddy. The striped fence has been replaced.

Follow Up:                      3220 Woodsmill was judged to be in compliance and did not go before the Code Enforcement Board on Wednesday 5/25/05.

**14 Wickham Ent**                      Tom is the point of contact to handle the insurance and damage due to the wreck on 4/8/05. The site is still not 100% repaired. A portable generator still sits at the site. Flag pole and shrubs cannot be repaired until the generator is removed. Tom has gotten the light cage repaired and a partial payment from the trucks insurance. We need to also bill the driver's insurance for the poles, shrubs, sprinklers, and light fixtures.

**15 Annual Meeting**                      The Board prepared meeting announcements for the annual meeting during this Board meeting. Annual meeting is 6/6/05.

## **NEW BUSINESS**

**ANNUAL MEETING MINUTES**  
**6/6/05**

File:	minan05.doc	Member	Term	Phone	E-Mail	Present
Date:	6/6/05	Pres - Ed Bradford	02-05	259-0458	Eferrell1@cfl.rr.com	y
Time:	7:00 PM	VP – Emmett Ferrell	02-05	254-6204	<a href="mailto:Ebradford@spacey.net">Ebradford@spacey.net</a>	n
Location:	Harbor City	Sec - Bill Harris	03-06	242-0583	wharris1@cfl.rr.com	y
	Christian Church	Treas - Tom Sylvester	04-07	259-2598	TomJudySylvester@aol.com	y
	3210 Aurora Rd.	Mem – Sally McCullough	03-06			y
		Mem – George McDaniel	04-07			y
		Mem - Open	02-05			n
		Arch - None				

1. **Call To Order** **Ed Bradford**
  - The meeting was called to order at 7 PM.
  - Attendance was approximately 25 homeowners plus 13 proxies.
  - The 38 homeowners represented exceeded the necessary quorum (10% or 28 homes)

**Old Business**

2. **Introduction of 2004/2005 Board** **Ed Bradford**
  - Pres - Ed Bradford 02-05
  - VP – Emmett Ferrell 02-05
  - Sec - Bill Harris 03-06
  - Treas - Tom Sylvester 04-07
  - Mem – Sally McCullough 03-06
  - Mem – George McDaniel 04-07
  - Mem – Open 02-05
  
3. **Ex-Board Members serving during year** **Ed Bradford**
  - Al Bryant
  
4. **Homeowners With Significant Contributions** **Ed Bradford**
  - Pete DeLair Lights
  - Tim Fishe Sprinklers
  
5. **Previous Minutes:** **Bill Harris.**
  - Minutes of 6/7/04 were read and accepted by motion.

6. **Treasurer's Report**

**Tom Sylvester**

- Treasurer's report was read and accepted by motion.

Budget for year	\$32,560.00
Expenses (previous year)	\$36,903.07
Balance (5/31/05)	\$53,012.69
- Increased expenses were due to the 3 hurricanes in 2005 plus the canal project with Kingsmill
- Approximately \$10K remains to be paid on the canal project.

7. **Homeowners Association Duties**

**Ed Bradford**

- Lawn Service: Medians, entrances, portions of canal, fence to street.
- Canal service: aquatic treatment, Project with Kingsmill
- Maintenance: lights, flags, signs, sprinklers, gazebo.
- Administrative: State & Federal taxes, utility bills, insurance, book keeping, dues collection
- Christmas lighting contest
- Handling written complaints

8. **Lawn Maintenance/Sprinklers**

**Sally McCullough**

- A brief summary of the Lawn Maintenance activities was presented.
- Longwood changed contractors during the year to greensPlus
- Both entrances are being upgraded with fresh flowers
- Please report any lawn or sprinkler maintenance problems to Sally McCullough

9. **Canals**

**Bill Harris**

- The joint canal project with Kingsmill was discussed. Project includes the following:
  - New outflow box and pipe on west canal
  - New junction box in ditch by west canal
  - Install pipe and cover Lk Washington ditch by west canal
  - New outflow box and pipe on east canal
- Ecor was selected as our new aquatic contractor in 2005.

10. **Fence**

**Bill Harris**

- The Association's fences along Lake Washington and Wickham will be pressure washed on 6/13/05 due to residue from the hurricanes of 2005. Please assist contractor by providing access to back yards and a water source.
- Homeowners adjacent to fences were asked to trim bushes to prevent damage to our fence.
- West canal project included a new chain link fence and gate.
- A homeowner brought up a discussion about the Lake Pointe Apartment fence and how it is falling down. Someone else announced that Lake Pointe had started replacing the fence behind their house this week.
- There was a long discussion about the Portifino Apartment fence and how it is also falling down. The Board agreed to write a letter to Portifino on behalf of the parties involved.
- The Board pointed out that the Association has very limited powers and is not a direct complainant in these fence discussions with the two apartments. The Board reminded homeowners that all Board members are volunteers and that homeowners have paid professionals at Melbourne Code Enforcement, Melbourne City Council and the mayor's office that can easily solve their problems. The problem, of course, is getting the bureaucrats convinced that it is to their benefit to solve your problem.

11. **Web Page**

**Bill Harris**

- Web address is "**Longwoodhoa.org**".
- Web site includes the following:
  - Announcements
  - Board members and contact information
  - Board minutes
  - Annual meeting minutes
  - Treasurer's Report
  - Links to other City & County sites

12. **Bylaws/Deed Restrictions**

**Bill Harris**

Homeowners were asked to please maintain their homes and yards. Please be careful of where you store garbage cans (out of sight). Do not park vehicles on grass. Park RVs/Boats/Campers/Personal Watercraft in back of house (behind a fence). City code enforcement can assist you better than the Board when you have specific complaints. Listings of some City offices are on the Web Page; others will be added.



13. **Lights & Flags** **Tom Sylvester**

The Board has approved replacing both flag poles. The present delay is due to the work on the Wickham entrance where a driver wiped out the lift station, flag pole, lights and some shrubs. The new flag poles will permit flying a flag at half mast. The old poles did not permit this display due to the hard attachment points for the flags.

**NEW BUSINESS**

14 **Election** **Ed Bradford**

Due to a vacancy on the Board and two Board members being up for re-election there were 3 Board positions to fill. Neither outgoing Board member was interested in staying on the Board.

Nominations from the floor included the following:

- Jim Emken 2509 Woodsmill
- Jean Newell 2669 Woodsmill 259-5402
- Pete DeLair 3205 Woodsmill

With no other nominations from the floor, the above nominees were voted on and accepted by acclamation. All terms are 05-08.

15 **Web Page Notices** **Ed Bradford**

President Ed Bradford proposed that the Longwood Web site be used for all official business announcements except the two items specifically called out in the Deed Restrictions as requiring mailings (Annual Meeting & Dues Notices)

**Motion** The Longwood Web site will become the official point for Association announcements and notices except where specifically prohibited by the deed restrictions and bylaws **Passed: unanimously**

12 16 **Mailboxes**

There are rumors again that the Post Office is about to change the mailboxes within Longwood. Two different people had two different stories as to what will happen. Cindy Seymour (2526 Village Park Dr) volunteered to monitor the mailbox situation and report any news to the Board.

13

14 17 **Homeowners Involvement**

There was a brief discussion about how homeowners involvement is critical to the Board handling complaints. The recent problems with All Florida Fence operating out of 3220 Woodsmill could not be completely solved because the City believes all Code infractions are resolved. Homeowners living near the site are instrumental in getting pictures and documenting all infractions so that complaints can be reinstated.

LONGWOOD HOMEOWNERS ASSOCIATION  
3181 Village Park Drive  
Melbourne, Florida 32934  
Longwoodhoa.org

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Meeting was adjourned at 8.  
Bill Harris - Secretary

**LONGWOOD HOMEOWNERS ASSOCIATION  
3181 Village Park Drive  
BOARD MEETING MINUTES**

**16 Lighting**

Pete DeLair wants to try new energy efficient lighting on entrance. There was some concern if the quality of light would be equal to what we presently have.

**Motion**

**Authorize Pete to purchase and install alternative lighting on one side only of Lake Washington entrance for comparison of lighting quality with existing setup; cost NTE \$50**  
**Passed: 5:0**

**17 Signs**

Some entrance letters are deteriorating. George McDaniel is tasked with obtaining costs and/or alternative sign suggestions .

**ACTION**

Canal	Bill	Add skimmers & bars to project
Lawn	Sally	Get lawn contractor to correct problem areas
Flags	Tom	Get 2 new flags & pole
Insurance	Tom	Work Wickham entrance wreck recovery
Web	Bill	Update Web for May minutes and budget.
Gazebo	Bill	Contact FPL on installing a new street light
Gazebo	Bill	Contact electrician on getting the meter panel repaired
Fence	Bill	Contact Alennach Press Washing on completing cleaning fence
Lights	Pete	Install alternative lighting on one side of Lk Washington entrance
Sign	Geo	Get costs and alternative designs to repairing our entrance signs

Bill Harris – Secretary

**LONGWOOD HOMEOWNERS ASSOCIATION**  
**3181 Village Park Drive**  
**BOARD MEETING MINUTES**

File:	min0605.doc	Member	Term	Phone	E-Mail	Present	Area
Date:	6/9/05	Pres - Sally McCullough	03-06	259-6853	bensallym@peoplepc.com	y	Pres
Time:	7:30 PM	VP - Geo McDaniel	04-07	259-4194	monrie@aol.com	y	Lawn
Location:	Geo McDaniel	Sec - Bill Harris	03-06	242-0583	wharris1@cfl.rr.com	y	Web
	Home	Treas - Tom Sylvester	04-07	259-2598	Tomjudysylvester@hotmail.com	y	Treas
		Mem - Jim Emken	05-08	253-5831		y	Canal/fence
		Mem - Pete DeLair	05-08	259-7579	captpete@pocketmill.com	y	Canal/fence
		Mem - Jean Newell	05-08	-	-	n	Fence
Guests:	None	Arch - By Board					

**OLD BUSINESS**

**1 Previous Minutes** 5/19/05 minutes were read and approved without change. Annual meeting minutes were reviewed without changes.

**2 Treasurer's Report**

Ck	MM	CD	Total
\$30619.46	\$11,824.80	\$10,568.43	\$53,012.69

**3 Dues**

	No.	Lots	Amt
05 Dues remaining (1)	259		\$165

All dues have been paid for 2004.  
 Lot 269 is paying \$13.12 / month through the courts

**4 Lawn**

Sally reported the following lawn care problems: Weed growing by canals, mowing canal with lawn mowers not bush hog, trash pickup and inspecting sprinkler heads.

**5 Sprinklers**

Sprinkler problems continue on many islands. Island #9 runs at wrong time of day. Island #1 has a leak that is on the City side of the valve. City came out but worked on Island #2. George will call City again

**6 Canals**

Dave Heflin has completed the installation on the canal project. The outflow boxes had to be cut so deep that bars need to be added to prevent items from entering the drains, Skimmers are also needed. A previous motion authorized \$1000 for this addition to the contract.

**7 Portofino**

No action on sending the initial bill to Portofino.

**8 Fences**

Alennach Press Washing (693-2769) is to start on 6/13/05. Tom mailed notices to homeowners adjacent to fences. Tom purchased and installed new locks on the East canal.

**9 Lighting/Flags**

Pete installed a 175 watt fluorescent bulb on the West side of the Lake Washington entrance. Two Board members who reviewed the installation did not like the reduced lighting. Lights are to remain "as is" until entrance signs are upgraded.

**10 Gazebo**

We are still waiting for FPL and Durham & Sons (259-2665) to coordinate installation of the new meter and cover. Tom has a lock to secure the new installation. No action on the new light pole.

**11 Web Page** Motion to use Web page as the official announcement and notice site (with exceptions for those announcements and notices specifically called out in the Deed Restrictions and By Laws) was passed at the annual meeting. Site was updated just before annual meeting.

**12 Storage** The 5'x5' storage unit at Uncle Bob's Storage next to the old Fat Boy's is available for HOA storage.

**13 3220 Woodsmill** Adjacent neighbors have taken additional pictures of business traffic into and out of this property. Street remains muddy due to business traffic. Board wants to continue pressure on this illegal business. A statement is needed from the persons taking the pictures to authenticate the pictures date and that they have not been altered in any manner.

Follow Up: Bill had two sets of pictures in his E-mail box later that night. Pictures clearly show an All Florida truck pulling a trailer loaded with fence materials out of the back yard at 3220 Woodsmill.

**Motion** **Authorize Secretary to again notify Morcoccia and the City that this site is still in violation of Deed Restrictions and City Code** **Passed: 6:0**

**14 Wickham Ent** Tom is the point of contact to handle the insurance and damage due to the wreck on 4/8/05. He received another check from the driver's insurance (State Farm); this time for electrical work.

**15 Annual Meeting** The Annual meeting on 6/6/05 was a success with good turn out..

## NEW BUSINESS

**16 Election** **New officers as shown above were elected.**

**17 Signs** George reported that he has been in contact with one company about replacing the "Longwood" letters on our entrance signs. Costs are about \$25/letter uninstalled. This equates to \$400 per entrance plus installation. George will also obtain a second bid.

## ACTION

Canal	Bill	Add skimmers & bars to project
Lawn	Sally	Get lawn contractor to correct problem areas
Flags	Tom	Get 2 new flags & pole
Insurance	Tom	Work Wickham entrance wreck recovery
Web	Bill	Update Web for May, June, annual meeting minutes and budget.
Gazebo	Bill	Contact FPL on installing a new street light
Gazebo	Bill	Contact electrician on getting the meter panel repaired
Canal	Pete/Jim	Inspect canals & contact Ecor
Sign	Geo	Get costs and alternative designs for repairing our entrance signs

Bill Harris – Secretary

**LONGWOOD HOMEOWNERS ASSOCIATION  
3181 Village Park Drive  
BOARD MEETING MINUTES**

File:	min0705.doc	Member	Term	Phone	E-Mail	Present	Area
Date:	7/21/05	Pres - Sally McCullough	03-06	259-6853	bensallym@juno.com	y	Pres
Time:	7:30 PM	VP – Geo McDaniel	04-07	259-4194	monrie@aol.com	y	Lawn
Location:	Sally McCullough	Sec - Bill Harris	03-06	242-0583	wharris1@cfl.rr.com	y	Web
	Home	Treas - Tom Sylvester	04-07	259-2598	Tomjudysylvester@hotmail.com	y	Treas
		Mem – Jim Emken	05-08	253-5831	jimnlil@bellsouth.net	y	Canal/fence
		Mem – Pete DeLair	05-08	259-7579	captpete@pocketmail.com	y	Canal/fence
		Mem – Jean Newell	05-08	259-5402	newco@cfl.rr.com	y	Fence
Guests:	Gale Bowden	Arch – By Board					
	Mike Morcoccia						

**OLD BUSINESS**

**1 Previous Minutes** 6/9/05 minutes were read and approved without change.

**2 Treasurer's Report**

Ck	MM	CD	Total
\$18,592.79	\$11,828.20	\$10,603.79	\$41024.78

**3 Dues**

No.	Lots	Amt
All dues have been paid for 2004, 2005		
Lot 269 is paying \$13.12 / month through the courts		

**4 Lawn**

Geo reported the following lawn care problems: Weed growing at entrances, canals not being mowed, trash pickup and inspecting sprinkler heads.

**5 Sprinklers**

Sprinkler problems continue on many islands. Island #1 leak was repaired by City.

**6 Canals**

Dave Heflin has completed the installation on the skimmers to the canal project. Bill requested an estimate from him for cleaning out floating trash in each canal. Ownership of canal was questioned.

**7 Portofino**

Tom had an initial bill for Portofino for Sally to sign. The bill/letter covers an action item from the Annual Meeting to notify Portofino about the condition of their north fence and to ask them to replace it.

**8 Fences**

Tom paid Alennach Press Washing (693-2769) for cleaning all our PVC fences. Kids are twisting gates to get inside chain link fence. This is causing damage to the gates.

**Motion**

**Authorize purchase of 4 more locks and chains to double chain each gate. Passed: 7:0**

**9 Lighting/Flags**

Flag poles at each entrance have been replaced. Lantern lights bulbs may be replaced but light level of entrances is to remain "as is" or greater. State Farm has paid for damaged pole and light but not for shrubs & flowers.

**10 Gazebo**

We are still waiting for FPL and Durham & Sons (259-2665) to coordinate installation of the new meter and cover. Tom has a lock to secure the new installation. No action on the new light pole. Jean to take over this activity.

- 11 Web Page** Site was updated through June meetings. Removed reference to fence company at 3220 Woodsmill at Presidents request.
- 12 Storage** The 5'x5' storage unit at Uncle Bob's Storage next to the old Fat Boy's is available for HOA storage.
- 13 3220 Woodsmill** Neighbors took additional pictures of business traffic into and out of this property and sent them to City Code enforcement (Porsi). City still not doing anything. Morcoccia attended the meeting and a lively discussion was held. Board members told him he appears to be in violation of the City Code and that he is definitely in violation of the deed restrictions. He is now parking his old red truck semi-permanently on the street in front of a neighbors house. Another neighbor, Gale Bowden (ex Board member) was there to defend Morcoccia and was concerned that the actions to close the fence company will impact his adjoining property.

## **NEW BUSINESS**

- 14 Signs** George had a bid from Affordable Signs (724-2266) to replace signs on both sides of the Lk Washington entrance for \$848, materials & labor.
- Motion** **Authorize replacement of Longwood signs at Lk Washington entrance. Passed: 7:0**
- 15 3040 Woodsmill** Owner requested the approval of a new fence. Tom will call homeowner.
- Motion** **Approve installation of new fence as designed except diagonal side fence must be squared off. Passed: 7:0**
- 16 Budget** Tom presented a 05-06 Budget to the Board for approval.
- Motion** **Accept 05-06 budget as presented. Passed: 7:0**
- 17 Ck Account** Signatures new officers were needed for the checking account .
- Motion** **Authorize President & Treasurer to sign checks. Passed: 7:0**
- 18 Antenna** Pete DeLair requested approval of a 30-ft MARS short-wave antenna .
- Motion** **Authorize installation of new antenna as presented subject to following: Antenna to be lowered when not in use; approval may be revisited if complaints are received.**
- 19 Lk Pointe** Gale Bowden complained about the Lk Pointe fence. He was advised that the Homeowners Association had no common property adjacent the fence and that the issue was between two adjacent property owners. Gale still insisted that the Board do his fighting for him. The Secretary agreed to send a letter to Lk Pointe on behalf of Gale and any other Longwood property owners subject to receiving a copy of Gale's letter to Lake Pointe. To date, no such letter has been received.

**LONGWOOD HOMEOWNERS ASSOCIATION  
3181 Village Park Drive  
BOARD MEETING MINUTES**

**ACTION**

Canal	Bill	Check canal ownership
Lawn	Geo	Get lawn contractor to correct problem areas
Web	Bill	Update Web for July meeting minutes and budget.
Gazebo	Bil/Jean	Contact FPL on installing a new street light
Gazebo	Jean	Contact electrician on getting the meter panel repaired
Sign	Geo	Contract to get Lk Washington sign replaced.
Fences	Jim/Pete	Buy 4 more locks and chains

Bill Harris – Secretary



**LONGWOOD HOMEOWNERS ASSOCIATION**  
**3181 Village Park Drive**  
**BOARD MEETING MINUTES**

File:	min0805-S.doc	Member	Term	Phone	E-Mail	Present	Area
Date:	8/08/05	Pres - Sally McCullough	03-06	259-6853	bensallym@juno.com	y	Pres
Time:	7:30 PM	VP – Geo McDaniel	04-07	259-4194	monrie@aol.com	y	Lawn
Location:	Sally McCullough Home	Sec - Bill Harris	03-06	242-0583	wharris1@cfl.rr.com	y	Web
		Treas - Tom Sylvester	04-07	259-2598	Tomjudysylvester@hotmail.com	n	Treas
		Mem – Jim Emken	05-08	253-5831	jimnlil@bellsouth.net	n	Canal/fence
		Mem – Pete DeLair	05-08	259-7579	captpete@pocketmail.com	y	Canal/fence
		Mem – Jean Newell	05-08	259-5402	newco@cfl.rr.com	y	Fence
Guests:	None	Arch – By Board					

**OLD BUSINESS**

**This was a special meeting to discuss the following items:**

**NEW BUSINESS**

**1 3219 Longwood** Owner requested approval to install pavers on front and rear of home.

**Motion Approve installation of pavers as designed. Passed: 5:0**

**2 2826 Chap Dr** House was repainted a loud yellow without Architectural Control Committee review or approval. Board discussed the property and voted the property was in violation of the Deed Restrictions and that the selected color would not have been approved.

**Motion Send letter to 2826 Chapparral Dr stating they are in violation of the Deed Restrictions and that their select color will not be approved. Passed: 5:0**

**3 Lawn Care** The previous lawn care service quit without notice and the common areas were growing quickly. The canals had not been cut for months. A past lawn services contractor who lives in the area was contacted about taking over the service. A proposal was received from A New Look Lawn Care for \$1450/mo. This amount appeared to be reasonable since it was less than the previous contract; however, it does include less scope. Normally we contract per our own Lawn Maintenance Spec; however, contractors are now telling us that pest control and fertilizer need to be separated out from lawn service since different licenses are required. They also stated that mulching, tree trimming, planting and unique tasks need to be billed in the month they occur instead of spreading the cost over 12 months. The spec will be rewritten but to expedite a new service, the Board elected to go per the New Look Lawn Care proposal with the addition of a 30-day notice to terminate by either party.

**Motion Accept lawn maintenance proposal from New Look Lawn Care subject to a 30-day cancellation notice being added to the terms. Passed: 4:0**

Bill Harris – Secretary

**LONGWOOD HOMEOWNERS ASSOCIATION**  
**3181 Village Park Drive**  
**BOARD MEETING MINUTES**

File:	min0805.doc	Member	Term	Phone	E-Mail	Present	Area
Date:	8/18/05	Pres - Sally McCullough	03-06	259-6853	bensallym@juno.com	y	Pres
Time:	7:30 PM	VP – Geo McDaniel	04-07	259-4194	monrie@aol.com	y	Lawn
Location:	Sally McCullough	Sec - Bill Harris	03-06	242-0583	wharris1@cfl.rr.com	y	Web
	Home	Treas - Tom Sylvester	04-07	259-2598	Tomjudysylvester@hotmail.com	y	Treas
		Mem – Jim Emken	05-08	253-5831	jimnlil@bellsouth.net	n	Canal/fence
		Mem – Pete DeLair	05-08	259-7579	captpete@pocketmail.com	y	Canal/fence
		Mem – Jean Newell	05-08	259-5402	newco@cfl.rr.com	y	Fence
Guests:		Arch – By Board					

**OLD BUSINESS**

**1 Previous Minutes** 7/21/05 minutes were read and approved with changes. Special meeting minutes on 8/8/05 were read and approved with changes

**2 Treasurer's Report**

Ck	MM	CD	Total
\$16,733.98	\$11,831.49	\$10,638.13	\$39,203.60

**3 Dues**

No. Lots Amt

All dues have been paid for 2004, 2005  
 Lot 269 is paying \$13.12 / month through the courts; We received back payments this month.

**4 Lawn**

The fertilizer & pest control estimate from Ecor is \$217 first month; \$175 every other month. George reported that Tim should be caught up on Longwood lawn service by next Saturday. Trees on Longwood Blvd. need trimming.

**Motion** Authorize Ecor to provide pest control & fertilizer per quote. **Passed: 6:0**

**Motion** Authorize New Look to trim trees to proper code height. **Passed: 6:0**

A Greens Plus bill for \$1312.50 was received. Final payment was withheld pending resolution of amount of services performed. Normal payment is \$1750/mo. Cancelling without notice appears to be grounds for withholding all payments; however, the Board felt it was fair to pay for services received. Since the medians were only cut for less than half the month and the canals & flowers were neglected for the entire month, the Board calculated a final payment of \$500 was equitable.

**Motion** Authorize final payment to Greens Plus of \$500. **Passed: 6:0**

**5 Sprinklers**

New City rules are to limit watering to twice a week. Some sprinklers need repair. Tim's contract does not include miscellaneous sprinkler repairs.

**Motion** Have timers reset to water 2 times per week, overnight. **Passed: 6:0**

**Motion** Authorize New Look to perform sprinkler repairs @ \$34/hr plus parts. **Passed: 6:0**

- 6 Canals** Still no estimate from Dave Heflin to clean out floating trash in each canal.
- 7 Portofino** Tom had not sent the original bill due to high grass on our side. The bill will be sent after we get the canal banks under control. The bill also includes a request to install a new fence between Portofino and the adjacent Longwood homes.
- 8 Fences** New locks and chains were installed. There are no fence issues at this time. Bill requested that sometime in the near future we consider straightening and replacing our PVC fence with the correct size fence (ie. Full 6-foot high without horizontal spacer boards at the bottom.).
- 9 Lighting/Flags** There are 2 new bulbs on the Wickham Entrance. The 3<sup>rd</sup> light is out. The flagpole lights operate on the common entrance photocell.
- 10 Gazebo** No action. We are still waiting for FPL and Durham & Sons (259-2665) to coordinate installation of the new meter and cover. Tom has a lock to secure the new installation. No action on the new light pole. Jean to take over this activity.
- 11 Web Page** Site was updated through July meetings.
- 12 Storage** The 5'x5' storage unit at Uncle Bob's Storage next to the old Fat Boy's is available for HOA storage.
- 13 3220 Woodsmill** The red truck owned by Mr. Marcoccia was parked in front of Pete's house for many days. Pete reported that it was finally sold and removed. Fence company traffic with supplies continue to come in and out of this address. Neighbors take pictures when possible. The pictures are being sent to the City Code Enforcement department when appropriate. They appear to have some success. As of the Board meeting, Mr. Marcoccia was to appear before the Code Enforcement Board on 8/31/05.
- 14 Signs** George contracted with Affordable Signs (724-2266) to replace signs on both sides of the Lk Washington entrance for \$848, materials & labor. Start date is TBD
- 15 Lk Pointe** No action has been taken on the request by Gale Bowden for the Board to contact the Lk Pointe Apartments on his behalf and to ask them to replace their fence since Mr. Bowden never provided the Secretary a copy of his letter(s) to Lk. Pointe.

## NEW BUSINESS

- 16 2826 Woodsmill** A letter was previously sent to the owners of this property stating that their new house color had not been approved by the Architectural Control Committee and was not acceptable. The owners claimed they had no copy of the deed restrictions. Jean will copy deed restrictions off the Web site and provide the owners with a copy. The location was previously notified to have the house repainted to an approved color by 10/12/05.

**Motion** **Board agrees the infraction at 2826 Woodsmill is significant and if there is not significant progress at the end of the 60 day grace period, this deed restriction will be enforced.** **Passed: 6:0**

**LONGWOOD HOMEOWNERS ASSOCIATION  
3181 Village Park Drive  
BOARD MEETING MINUTES**

**17 2594 Longwood** The owner at this address is storing items in his driveway in violation of City code and deed restrictions. The Board received a written complaint about the appearance of the property. Jean will contact the City (Dan Porsi @ 727-2900 x358).

**ACTION**

Lawn	Geo	Contractor with Ecor on fertilizer & pest control
Lawn	Geo	Contract with New Look to trim trees
Lawn	Tom	Pay Greens Plus final payment of \$500
Sprinkler	Geo	Direct New Look to reset all timers to water 2 times per week during the overnight
Sprinkler	Geo	Contractor with New Look to correct problem areas
Canal	Bill	Check canal ownership
Canal	Bill	Get clean out estimate from Dave Heflin
Portofino	Tom	Bill when canal cutting is complete
Web	Bill	Update Web for July meeting minutes and budget.
Code Enf	All	Attend Code Board meeting on 8/31/05; Ref 3220 Woodsmill
Code Enf	Jean	Notify City Code Enf. About exterior storage @ 2594 Longwood
Deed Rstr.	Jean	Provide owners @ 2826 Woodsmill with copy of deed restrictions
Gazebo	Bill/Jean	Contact FPL on installing a new street light
Gazebo	Jean	Contact electrician on getting the meter panel repaired
Sign	Geo	Contract to get Lk Washington sign replaced.

Bill Harris – Secretary

**LONGWOOD HOMEOWNERS ASSOCIATION**  
**3181 Village Park Drive**  
**BOARD MEETING MINUTES**

File:	min0905.doc	Member	Term	Phone	E-Mail	Present	Area
Date:	9/15/05	Pres - Sally McCullough	03-06	259-6853	bensallym@juno.com	y	Pres
Time:	7:30 PM	VP – Geo McDaniel	04-07	259-4194	monrie@aol.com	y	Lawn
Location:	Sally McCullough	Sec - Bill Harris	03-06	242-0583	wharris1@cfl.rr.com	y	Web
	Home	Treas - Tom Sylvester	04-07	259-2598	Tomjudysylvester@hotmail.com	y	Treas
		Mem – Jim Emken	05-08	253-5831	jimnlil@bellsouth.net	y	Canal/fence
		Mem – Pete DeLair	05-08	259-7579	captpete@pocketmail.com	n	Canal/fence
		Mem – Jean Newell	05-08	259-5402	newco@cfl.rr.com	y	Fence
Guests:		Arch – By Board					

**OLD BUSINESS**

**1 Previous Minutes** 8/18/05 minutes were read and approved without changes.

**2 Treasurer's Report**

Ck	MM	CD	Total
\$16,203.05	\$11,835.23	\$10,673.73	\$38,712.01

**3 Dues**

No.	Lots	Amt
All dues have been paid for 2004, 2005		
Lot 269 is paying \$13.12 / month through the courts.		

**4 Lawn**

Ecor was authorized to provide pest control per their quote. Fertilizer will be applied every 2 months. New Look was authorized to trim trees per their bid quote. Trimming will be performed in November or December. The Granada Bay portion of the Lawn contract only was \$250/mo. A check for \$500 was sent to Greens Plus as final payment. They were notified of the reduced amount. The owner said the company has been closed. Bushes along canal by Portofino need to be cut to ground.

**5 Sprinklers**

New Look has been authorized to repair broken sprinklers. They were notified to reset timers to water 2 times a week overnight. Sprinklers on Island #1 are still not operating.

**6 Canals**

Still no estimate from Dave Heflin to clean out floating trash in each canal. Bushes

**7 Portofino**

Tom had not sent the original bill due to high grass on our side. Hold bill until October to determine state of the canal. The bill also includes a request to install a new fence between Portofino and the adjacent Longwood homes.

**8 Fences**

The PVC fence on Wickham is coming apart on the South end. The last 4 sections need to be repaired.

**9 Lighting/Flags**

Lk Washington entrance has an electrical problem and needs an electrician.

**10 Gazebo**

Jean called FPL and is working the problem. We are still waiting for FPL and Durham & Sons (259-2665) to coordinate installation of the new meter and cover.

**11 Web Page**

Site was updated through Aug meetings.

**12 Storage** The 5'x5' storage unit at Uncle Bob's Storage next to the old Fat Boy's is available for HOA storage.

**13 3220 Woodsmill** Bill & Pete attended the Code Enforcement hearing on 8/31/05 at downtown Melbourne. Mr. Marcoccia did not attend. The Board found him in violation but did not fine him. They did state that any future occurrence would result in a \$500 fine. On September 8<sup>th</sup>, the Secretary sent pictures to Mr. Porsi of Code Enforcement showing material being brought into and out of the address. The City did not reply to the input.

**14 Signs** This task is complete. The new letters on the Lk Washington entrance look good.

**15 Lk Pointe** This task is complete. Lk Point has installed a new fence in most locations.

**16 2826 Woodsmill** Jean talked to the homeowner. The homeowner provided the Board with proposed samples. The Board rejected their Choices #1 & #2 but approved other samples they provided.

**Motion Board rejects homeowner Choices #1 & #2 Passed: 5:0**

**Motion Board approves Behr paint samples 360A or 370A Passed: 5:0**

**17 2594 Longwood** The owner at this address is storing items in his driveway in violation of City code and deed restrictions. The Board received a written complaint about the appearance of the property in August. Jean will contact the City (Dan Porsi @ 727-2900 x358).

**18 333 Canyon Place** This location is building a large addition. In doing this, they took down the Association's fence. Their plans have not been approved by the board no did they request permission to take down the fence.

**Motion Request approval of the addition plans at 333 Canyon Place Passed: 5:0**

**NEW BUSINESS**

None

**ACTION**

- |           |      |   |
|-----------|------|---|
| Lawn      | Geo  | Notify New Look to chop down shrubs on T-canal          |
| Sprinkler | Geo  | Contact New Look to fix Island #1 sprinklers            |
| Canal     | Bill | Check canal ownership                                   |
| Canal     | Bill | Get clean out estimate from Dave Heflin                 |
| Portofino | Tom  | Send bill when canal cutting is complete                |
| Web       | Bill | Update Web for Sept meeting minutes and budget.         |
| Gazebo    | Jean | Contact FPL on installing a new street light            |
| Gazebo    | Jean | Contact electrician on getting the meter panel repaired |

Bill Harris – Secretary

## Longwood Homeowners Board Meeting Minutes

**Date:** October 19, 2005

**Time:** 7:30 p.m.

**Location:** Sally McCullough's Home

**Members Present:** Sally McCullough, Pete DeLair, Jim Emken, George McDaniel

### OLD BUSINESS

- 1. Previous Minutes:** 9/15/05 minutes read and approved.
- 2. Treasurer's Report:** Checking Acct. - \$12,876.98  
Money Market - \$ 11,838.23  
CD - \$10,744.13  
Total - \$35,459.75  
Question paying Durham & Sons \$135.50 for repair of Gazebo Box
- 3. Lawn:** Question how far down the North side at Portofino is to be cut? It used to be to the trees on the bank. There are trees near the water and further down from there that are 3'-4" and more thick and a chain saw would need to be used. Let George know please. Hedges on Island #9 will be trimmed lower each trimming to match other Islands. Island #1 needs the shrubs replaced that were damaged in the truck accident and others that were lost due to no irrigation. Prices for these will be obtained. Should all shrubs on the Islands be replaced? The oak tree on Wickham entrance needs to be removed and replaced.
- 4. Sprinklers:** Landscaper working on keeping them going.
- 5. Canals:** No estimate on cleaning canals from Dave Heflin. Bill working on this estimate.
- 6. Portofino:** No bills sent till their side of the canal is decided upon. (See above under Lawns)
- 7. Fences:** Jim and Pete are obtaining estimates on repairing our fences. They are meeting with three contractors this week next week. There is damage from Hurricane Wilma.
- 8. Lighting/Flags:** Light on Wickham road entrance was replaced. Lake Washington entrance electrical problem was fixed by Eau Gallie Electric. Cost: \$ 139.00
- Motion:** Authorize payment to Eau Gallie Electric of \$139.00 **Passed 4:0**

**9. Gazebo:** No Action: Still waiting for FPL

**10. Web Page:** Site updated.

**11. 3220 Woodsmill:** Board member attended meeting on 9/26/05. Pictures were taken to the meeting, but they were not taken by Board member. They were told to bring the person that took the pictures to the next meeting. Next meeting on 10/26. (This meeting was attended by the person that took the pictures and other Board members and were told that Longwood was not on the agenda that night.) Next meeting is November 14<sup>th</sup>, Monday, at 6 p.m.

**12. 2826 Chapparral:** The home has been repainted.

**13. 2594 Longwood:** Nothing has been done about storing items in driveway by Code enforcement.

#### **NEW BUSINESS**

**1. Garage Sales:** Woodsmill Drive every Sat. ? Business. Take pictures

**2. Christmas Decorations:** Judging will be week of December 12<sup>th</sup> '05

Meeting Adjourned at 8:45 p.m.  
Submitted by Sally McCullough



**LONGWOOD HOMEOWNERS ASSOCIATION**  
**3181 Village Park Drive**  
**BOARD MEETING MINUTES**

File:	min1105.doc	Member	Term	Phone	E-Mail	Present	Area
Date:	11/17/05	Pres - Sally McCullough	03-06	259-6853	bensallym@juno.com	y	Pres
Time:	7:30 PM	VP – Geo McDaniel	04-07	259-4194	monrie@aol.com	y	Lawn
Location:	Sally McCullough	Sec - Bill Harris	03-06	242-0583	wharris1@cfl.rr.com	y	Web
	Home	Treas - Tom Sylvester	04-07	259-2598	Tomjudysylvester@hotmail.com	y	Treas
		Mem – Jim Emken	05-08	253-5831	jimnlil@bellsouth.net	y	Canal/fence
		Mem – Pete DeLair	05-08	259-7579	captpete@pocketmail.com	y	Canal/fence
		Mem – Jean Newell	05-08	259-5402	newco@cfl.rr.com	y	Fence
Guests:		Arch – By Board					

**OLD BUSINESS**

**1 Previous Minutes** 10/19/05 minutes were read and approved without changes.

**2 Treasurer's Report**

Ck	MM	CD	Total
\$11,215.60	\$11,42.16	\$10,744.13	\$33,801.89

**3 Dues**

No. Lots Amt

All dues have been paid for 2004, 2005  
 Lot 269 is paying \$13.12 / month through the courts.  
 2006 dues notices to be mailed this month. Dues are \$160 normal.

**Motion Set 2006 Dues at \$160 Passed: 4:3**

**4 Lawn**

Ecor pest control & fertilizer costs are \$175 every 2 months. This will increase to \$199 every 2 months with the entrances.

**Motion Accept \$199 / 2 months to fertilize & treat islands and entrances Passed: 7:0**

Trees on the islands are being trimmed. Cost is \$2000 for this first time. Future costs will be \$1500 every 2 years. George has agreed to remove the oak tree at the Wickham Entrance and replace it with a shrub. The oak tree could cause fence and road damage if allow to continue to grow.

Some portions of the canal mowing need to be expanded by the T-canal & Portofino (see Portofino section).

Island 1 needs to be replanted but the sprinkler must be fixed first.

**5 Sprinklers**

Sprinklers on Island #1 are still not operating. (Sprinklers on #4 are on at 4 PM)

**6 Canals**

Still no estimate from Dave Heflin to clean out floating trash in each canal. Much of the trash was washed out by the hurricane. The canals will be inspected to see how much trash remains. East canal outflow was undercut by the storm and the outflow box has separated from the pipe. Dave is aware of the problem and promises to correct the problem when he starts the Kingsmill canal work

**7 Portofino**

Tom is now ready to bill Portofino. Mowing on their side of the T-canal in now occurring regularly but it needs to go further west and deeper toward the water.

**8 Fences** The PVC fence on Wickham is coming apart on the South end. The last 4 sections need to be repaired. Data was presented on estimates from American Fence (\$3500), Nation Fence (\$75/section), and East Coast Fence (\$47905 or \$10800). Since the scope of work is different for each vendor, Longwood will have to determine exactly what they want changed and request new bids. Bill, Jim & Pete to handle the fence spec.

**9 Lighting/Flags** Lk Washington entrance had an electrical problem which was fixed. (However, one light is currently out and the other is too dim).

**10 Gazebo** Jean called FPL and is working the problem. We are still waiting for FPL and Durham & Sons (259-2665) to coordinate installation of the new meter and cover. The old Gazebo bill from Durham & Sons for \$135.50 was paid.

**11 Web Page** Site was updated through Oct meetings. Some new software may be required to support the Web site on Bill new computer.

**Motion** **Approve up to \$150 for Web page software** **Passed: 7:0**

**12 Storage** The 5'x5' storage unit at Uncle Bob's Storage next to the old Fat Boy's is available for HOA storage. Christmas lights will have to be removed shortly

**13 3220 Woodsmill** This item was pulled from the Code Enforcement hearing on 10/26/05. They will reschedule if the person who takes the photos is present. A meeting for December is tentatively scheduled. Fence company is still operating with loads coming and going most days.

**Motion** **Approve up to \$150 for an Association camera** **Passed: 7:0**

**14 2594 Longwood** The owner at this address is storing items in his driveway in violation of City code and deed restrictions Jean contact Code Enforcement (Porsi @ 727-2900 x358). The owner is starting to clean the site. A written complaint was received on this site. Secretary is to write a letter to the owner.

**15 333 Canyon Place** This location is building a large addition. The owner was notified that the Board needs to approve the plans but no plans have been submitted

## **NEW BUSINESS**

**16 Christmas** Christmas decorations are in the storage unit. Volunteers are needed to decorate the two entrances.

Judging for the Christmas lighting contest will be at the next meeting on 12/15/05. Some Board members will be out of town. Prizes will remain the same: **1<sup>st</sup>: \$150; 2<sup>nd</sup>: \$75; 3<sup>rd</sup>: \$40**

**17 2568 Woodsmill** Requested a color change and wanted to add pillars. All Board members are to drive by and look at the sample paint scheme on home.

**Motion** **Approve the pillar additions** **Passed: 7:0**

**LONGWOOD HOMEOWNERS ASSOCIATION  
3181 Village Park Drive  
BOARD MEETING MINUTES**

**ACTION**

Lawn	Geo	Notify New Look to mow deeper on the T-canal by Portofino
Sprinkler	Geo	Contact New Look to fix Island #1 sprinklers
Canal	Bill	Check canal ownership
Canal	Bill	Get clean out estimate from Dave Heflin
Canal	Bill	Get Dave to repair outflow on T-canal
Portofino	Tom	Send bill
Web	Bill	Update Web for Oct & Nov meeting minutes and budget.
Gazebo	Jean	Contact FPL on installing a new street light
Paint	All	Check out paint on 2568 Woodsmill
Xmas	All	Volunteer needed to decorate entrances
Fence	Bill,Pete,Jim	Inspect fence and create a spec identifying the work required
Letter	Bill	Letter to 2594 Longwood about trash

Bill Harris – Secretary

**LONGWOOD HOMEOWNERS ASSOCIATION**  
**3181 Village Park Drive**  
**BOARD MEETING MINUTES**

File:	min1205.doc	<u>Member</u>	<u>Term</u>	<u>Phone</u>	<u>E-Mail</u>	<u>Present</u>	<u>Area</u>
Date:	12/15/05	Pres - Sally McCullough	03-06	259-6853	bensallym@juno.com	n	Pres
Time:	7:30 PM	VP – Geo McDaniel	04-07	259-4194	monrie@aol.com	y	Lawn
Location:	Sally McCullough	Sec - Bill Harris	03-06	242-0583	wharris1@cfl.rr.com	y	Web
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		Mem – Jim Emken	05-08	253-5831	jimnlil@bellsouth.net	y	Canal/fence
		Mem – Pete DeLair	05-08	259-7579	captpete@pocketmail.com	n	Canal/fence
		Mem – Jean Newell	05-08	259-5402	newco@cfl.rr.com	y	Fence
Guests:		Arch – By Board					

**OLD BUSINESS**

**1 Previous Minutes** 11/17/05 minutes were read and approved without changes.

**2 Treasurer's Report**

<b>Ck</b>	<b>MM</b>	<b>CD</b>	<b>Total</b>
\$9210.	\$11,845.57	\$10,780.08	\$31,835.65

**3 Dues**

	<u>No.</u>	<u>Lots</u>	<u>Amt</u>
2006: 73 have paid early	202		\$160

All dues have been paid for 2004, 2005  
 Lot 269 is paying \$13.12 / month through the courts.

**4 Lawn**

Lawn care by Portofino needs to be corrected. Contractor not cutting far enough to West tree

**5 Sprinklers**

No action

**6 Canals**

Still no estimate from Dave Heflin to clean out floating trash in each canal. See #4 above.

**7 Portofino**

No action. Waiting on better mowing. See #4 above.

**8 Fences**

No action.

**9 Lighting/Flags**

Pete replaced Lk Washington light.

**10 Gazebo**

FPL says we need a new permit to install meter back on Gazebo.

**Motion**

**Approve up to \$50 for Gazebo electrical permit**

**Passed: 5:0**

**11 Web Page**

Site was updated through Nov meetings. No new software bought at this time but may still be needed.

**12 Storage**

Christmas lights were removed from the 5'x5' storage unit at Uncle Bob's Storage next to the old Fat Boy's.

**13 3220 Woodsmill**

Digital camera was purchased for this and other Board needs.

**14 2594 Longwood** Letter is to be written requesting site be cleaned.

**15 333 Canyon Place** This location is building a large addition. The owner was notified in person tonight that the Board needs to approve the plans but no plans have been submitted.

**16 Christmas** Christmas decorations are up at both entrances. Judging for the Christmas lighting contest was tonight. Winners are:

**Motion Approve up to \$100 for new Christmas decorations Passed: 5:0**

1st	\$150	Carter Family	2594 Woodsmill Dr.
2nd	\$75	Schmidt Family	2502 Chapparal Dr.
3rd	\$40	DeStefano Family	3328 Chapparal Ct.

Competition was very tough with many deserving home displays.

**17 2568 Woodsmill** Requested a color change

**Motion Approve the color Passed: 5:0**

### **NEW BUSINESS**

**18 Paving** Paving has started on some streets (VPD, Chapp Ct) within Longwood

### **ACTION**

Lawn	Geo	Notify New Look to mow deeper on the T-canal by Portofino
Sprinkler	Geo	Contact New Look to fix Island #1 sprinklers
Canal	Bill	Check canal ownership
Canal	Bill	Get clean out estimate from Dave Heflin
Canal	Bill	Get Dave to repair outflow on T-canal
Portofino	Tom	Send bill
Web	Bill	Update Web for Dec meeting minutes and budget.
Gazebo	Jean	Contact FPL on installing a new street light
Fence	Bill,Pete,Jim	Inspect fence and create a spec identifying the work required
Letter	Bill	Letter to 2594 Longwood about trash

Bill Harris – Secretary