

Longwood HOA

3181 Village Park Drive, Melbourne, FL 32934

Meeting Minutes

Contents:

2011

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LONGWOOD HOMEOWNERS ASSOCIATION
3181 Village Park Drive
Longwoodhoa.org
BOARD MEETING MINUTES

File: min 0111.doc	Member	Term	Phone	E-Mail	Present	Area
Date: 1/27/11	Pres – Dale LeVey	08-11	254-9947	Dalelevey@att.net	y	Pres
Time: 7:30 PM	VP – Gary Cunningham	09-12	863-7937	Gary@ciadevelopers.com	n	
Location: Geo McDaniel Home	Sec - Bill Harris	09-12	242-0583	wharris1@cfl.rr.com	y	Web
	Treas - Tom Sylvester	10-13	259-2598	Tomjudysylvester@hotmail.com	y	Treas
	Mem – Geo McDaniel	10-13	259-4194	monrie@aol.com	y	Lawn
	Mem – Sally McCullough	09-12	259-6853	bensallym@cfl.rr.com	n	
	Mem – Mike Corby	09-12	259-4210	mcorby@cocoa.org	y	
	Mem – Dona Miller	Alt	254-5318	Dmille06@aol.com	n	
Guests:	Arch – By Board					

OLD BUSINESS

1 Previous Minutes Minutes from 12/16/10 were approved.

2 Treasurer's Report

Ck	CD	CD	Total
\$53,693.66	\$13,036.52	\$44,761.43.	\$111,491.61

Checking & CDs are at Wachovia.

3 Dues

Yr	No.	Lots
2010	8 unpaid	82,112,150,212,222,238, 269,271
2011	44 unpaid	

4 Lawn

Tim did not provide us with a proposed new plant layout for the entrances. Sally will follow up on replanting entrances. A bush on the Wickham entrance N-side needs trimming to enable motorist to see left. We need more trimming at Wickham entrance.

5 Sprinklers

No report. Tom to call City on drainage problem at Wickham entrance.

6 Canals

No new actions.....ECOR cleaning and maintaining canals. ECOR (254-0930).

7 Fences

No new action.....

8 Lighting/Flags

All light cages are in place. Tom has installed last flag. Tom will order more flags Light at Lk. Washington west side is out.

9 Gazebo

There was some electrical vandalism in December.

10 Web Page

Web site is current through November 2010.

11 Storage

Rent is now paid up through 7/20/11

12 Meeting Loc

Next meeting: 2/17/11 Sally McCullough **2713 Woodsmill**

13 Drawings

Mike presently has Longwood drainage drawings and photos.

14 Mail Boxes

Mike agreed to be lead on mail box project. Mike had an estimate to install pavers from Steve (\$9500). Board wants .USPS to manage keys.

NEW BUSINESS

15 Road

Longwood has a hole that needs repair. Tom will call City on hole and Wickham entrance drainage problem

Bill Harris - Secretary

LONGWOOD HOMEOWNERS ASSOCIATION
3181 Village Park Drive
Longwoodhoa.org
BOARD MEETING MINUTES

File:	Member	Term	Phone	E-Mail	Present	Area
min 0211.doc	Pres – Dale LeVey	08-11	254-9947	Dalelevey@att.net	n	Pres
Date: 3/24/11	VP – Gary Cunningham	09-12	863-7937	Gary@ciadevelopers.com	n	
Time: 7:30 PM	Sec - Bill Harris	09-12	242-0583	wharris1@cfl.rr.com	n	Web
Location: Mike Corby's Home	Treas - Tom Sylvester	10-13	259-2598	Tomjudysylvester@hotmail.com	y	Treas
	Mem – Geo McDaniel	10-13	259-4194	monrie@aol.com	y	Lawn
	Mem – Sally McCullough	09-12	259-6853	bensallym@cfl.rr.com	y	
	Mem – Mike Corby	09-12	259-4210	mcorby@cocoa.org	y	
	Mem – Dona Miller	Alt	254-5318	Dmille06@aol.com	y	
Guests:	Arch – By Board					

Present: Sally, Mike, George, Tom and Dona. Mike chaired.

Minutes: The minutes from the January meeting were shared and approved (Sally/George).

Treasurer's Report: My January report was reviewed and approved (Sally/George). I also presented a request from a homeowner who sent his check for dues on time, but it never reached me. He presented copies of his checkbook as proof. I recommended, based on his past history of payments, that his request be accepted. The motion to accept a replacement check for \$150.00 was approved. (Footnote: I called the gentleman after the meeting and informed him of the decision and have since received his replacement check.)

Lawn Services: Several islands have irrigation problems which were discussed. George will coordinate with Tim Fische to resolve.

Canal Services: The board approved up to \$900.00 to clean up the canal area behind a homeowner's property on the West Canal.

Entry Gardens: The dead ligustrum needs removal. George reported that the dead plants have been removed.

Fences: No action.

Lights/Flags: Purchase of new flags to be made by Tom.

Gazebo: No action.

Web Page: It was reported the web page has been updated to January 2011.

Mailboxes: Mike has not yet spoken to his contact regarding being our contractor, but will by next meeting.

Other: Potholes reported near island #2. Mike offered to call the city for resolution. Report of a boat trailer on the Longwood Boulevard in the street. Mike will call city for assistance. Tom to continue to coordinate with city on mailbox project and Wickham Road entrance road/drainage problem.

Next Meeting: March at Mike's house. April's at Dale's house.

Adjourned meeting. (Sally/Tom)

Hope this helps...

Tom

LONGWOOD HOMEOWNERS ASSOCIATION
3181 Village Park Drive
Longwoodhoa.org
BOARD MEETING MINUTES

File:	min 0311.doc	Member	Term	Phone	E-Mail	Present	Area
Date:	3/24/11	Pres – Dale LeVey	08-11	254-9947	Dalelevey@att.net	y	Pres
Time:	7:30 PM	VP – Gary Cunningham	09-12	863-7937	Gary@ciadevelopers.com	n	
Location:	Sally McCullough	Sec - Bill Harris	09-12	242-0583	wharris1@cfl.rr.com	y	Web
	Home	Treas - Tom Sylvester	10-13	259-2598	Tomjudysylvester@hotmail.com	y	Treas
		Mem – Geo McDaniel	10-13	259-4194	monrie@aol.com	y	Lawn
		Mem – Sally McCullough	09-12	259-6853	bensallym@cfl.rr.com	y	
		Mem – Mike Corby	09-12	259-4210	mcorby@cocoa.org	n	
		Mem – Dona Miller	Alt	254-5318	Dmille06@aol.com	y	
Guests:		Arch – By Board					

OLD BUSINESS

1 Previous Minutes Minutes from 2/17/11 were approved.

2 Treasurer's Report

Ck	CD	CD	Total
\$62,104.96	\$13,101.78	\$44,931.30.	\$120,138.04

Checking & CDs are at Wachovia.

3 Dues

Yr	No.	Lots
2010	5 unpaid	82,,150,212,238, 271
2011	13 unpaid	

Certified letters were mailed.

Income tax for 2010 was paid electronically

4 Lawn

Tim did provide us with a proposed new plant layout for the entrances (see new business). Sally will follow up on replanting entrances. A bush on the Wickham entrance N-side needs trimming to enable motorist to see left. We need more trimming at Wickham entrance.

5 Sprinklers

Is. 8 was fixed. Tom to call City on drainage problem at Wickham entrance.

6 Canals

ECOR cleaning and maintaining canals. ECOR (254-0930). Chapparral Dr. lot had canal banks cleared

7 Fences

No new action.....

8 Lighting/Flags

Dale repaired Lk Washington flag pole. Wickham lights were fixed.

9 Gazebo

No new action.

10 Web Page

Web site is current through February 2011.

11 Storage

Rent is now paid up through 7/20/11

12 Meeting Loc

Next meeting: 4/21/11 Dale LeVey **2607 Chapparral Dr**

13 Drawings

Mike presently has Longwood drainage drawings and photos.

14 Mail Boxes

Mike was not present. (Mike agreed to be lead on mail box project. Mike had an estimate to install pavers from Steve (\$9500). Board wants .USPS to manage keys.)

NEW BUSINESS

15 Road

Longwood has a hole that needs repair. Tom will call City on hole and Wickham entrance drainage problem

16 Insurance General Aggregate Insurance, Auto-Owners Insurance; no property damage; \$1M/yr

Motion **Accept Auto-Owners insurance quote** **Approved: 5:0**

17 Longwood Ent Drainage was discussed. The City suggested we do it. Tom will follow up.

18 Rooster Rooster location was traced to VPD corner. Code enforcement was called.

19 Entrances Tim presented some ideas to the Board for improving the entrances.

- Add 12' to 15' fox tail palms
- Remove most existing trees
- Add new jasma
- Keep Oleanders at Wickham hiding the generator
- Pressure wash brick walls
- Pressure wash Wickham fence

Motion **Approve up to \$7950 for entrance improvements** **Approved: 5:0**

Bill Harris - Secretary

LONGWOOD HOMEOWNERS ASSOCIATION
3181 Village Park Drive
Longwoodhoa.org
BOARD MEETING MINUTES

File:	min 0411.doc	Member	Term	Phone	E-Mail	Present	Area
Date:	4/21/11	Pres – Dale LeVey	08-11	254-9947	Dalelevey@att.net	y	Pres
Time:	7:30 PM	VP – Mike Corby	09-12	259-4210	mcorby@cocoa.org	n	
Location:	Sally McCullough	Sec - Bill Harris	09-12	242-0583	wharris1@cfl.rr.com	y	Web
	Home	Treas - Tom Sylvester	10-13	259-2598	Tomjudysylvester@hotmail.com	n	Treas
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		Mem – Gary Cunningham	09-12	863-7937	Gary@ciadevelopers.com	y	
		Mem – Dona Miller	Alt	254-5318	Dmille06@aol.com	n	
Guests:		Arch – By Board					

OLD BUSINESS

1 Previous Minutes Minutes from 3/24/11 were approved.

2 Treasurer's Report (March data shown; new data not available)

Ck	CD	CD	Total
\$62,104.96	\$13,101.78	\$44,931.30.	\$120,138.04

Checking & CDs are at Wachovia.

3 Dues	Yr	No.	Lots
	2010	5 unpaid	82,,150,212,238, 271
	2011	13 unpaid	

Liens were updated for 2011

4 Lawn Last month Tim provide the Board with a proposed new plant layout for the entrances; there has been no action on this project due to a death in his family.

5 Sprinklers No action.

6 Canals No action . ECOR cleaning and maintaining canals. ECOR (254-0930). Chapparal Dr. lot had canal banks cleared

7 Fences No action,

8 Lighting/Flags No action,

9 Gazebo A Gazebo neighbor (June) pressure washed and painted the Gazebo with Board provided paint. No new action.

Motion **Approve up to \$100 gift certificate for June & family** **Approved: 5:0**

10 Web Page Web site is current through February 2011.

11 Storage Rent is now paid up through 7/20/11

12 Meeting Loc Next meeting: 5/19/11 Mike Corby **2462 Chapparal Dr**

13 Drawings Mike presently has Longwood drainage drawings and photos.

14 Mail Boxes Mike was not present. (Mike agreed to be lead on mail box project. Mike had an estimate to install pavers from Steve (\$9500). Board wants .USPS to manage keys.)

NEW BUSINESS

16 Annual Meeting Should be scheduled around 6/6/11. Notices need to be mailed.

Bill Harris - Secretary

LONGWOOD HOMEOWNERS ASSOCIATION
3181 Village Park Drive
Longwoodhoa.org
BOARD MEETING MINUTES

File:	min 0511.doc	Member	Term	Phone	E-Mail	Present	Area
Date:	5/19/11	Pres – Dale LeVey	08-11	254-9947	Dalelevey@att.net	y	Pres
Time:	7:30 PM	VP – Mike Corby	09-12	259-4210	mcorby@cocoa.org	y	
Location:	Mike Corby	Sec - Bill Harris	09-12	242-0583	wharris1@cfl.rr.com	y	Web
	Home	Treas - Tom Sylvester	10-13	259-2598	Tomjudysylvester@hotmail.com	y	Treas
		Mem – Geo McDaniel	10-13	259-4194	monrie@aol.com	y	Lawn
		Mem – Sally McCullough	09-12	259-6853	bensallym@cfl.rr.com	n	
		Mem – Gary Cunningham	09-12	863-7937	Gary@ciadevelopers.com	n	
		Mem – Dona Miller	Alt	254-5318	Dmille06@aol.com	n	
Guests:		Arch – By Board					

OLD BUSINESS

1 Previous Minutes Minutes from 4/21/11 were approved.

2 Treasurer's Report (March data shown; new data not available)

Ck	CD	CD	Total
\$58,562.39	\$13,196.64	\$45,176.27.	\$116,934.70

Checking & CDs are at Wachovia.

3 Dues	Yr	No.	Lots
	2010	5 unpaid	82, 150,212, 238, 271
	2011	9 unpaid	10,57,81,82,139,150,178,238,271

Liens were updated for 2011

4 Lawn Tim has completed the upgrades of the entrances. They look much better.

5 Sprinklers Geo out in many hours on the Islands replacing the sprinkler timer batteries and making repairs. He is only about half way through.

6 Canals Dale cleaned some trash out of the "T" canal North end. . A fence section remains in the canal. ECOR cleans and maintains the aquatic weeds in the canals. ECOR (254-0930).

7 Fences Dale straightened chain link fence by the Gazebo. People from Portofino appear to use the area as a short cut to Longwood.

8 Lighting/Flags The south side light on Wickham entrance is broken and will require a new fixture.

9 Gazebo Geo purchased 2 \$50 gift certificates and gave them to a Gazebo neighbor (June) for all the hard work she has put into maintaining the Gazebo.

10 Web Page Web site is current through April 2011.

11 Storage Rent is now paid up through 7/20/11

12 Meeting Loc Next meeting: 6/17/11 Dale LeVey **2607 Chapparral Dr**

13 Drawings Mike presently has Longwood drainage drawings and photos.

14 Mail Boxes No Action: Mike was not present. (Mike agreed to be lead on mail box project. Mike had an estimate to install pavers from Steve (\$9500). Board wants .USPS to manage keys.)

15 Annual Meeting Bill mailed Annual Meeting Notices on 5/17/11. Dale and Bill will miss this years meeting due to other commitments. Mike will chair the event if Dale is absent. Geo will take minutes and log people and their proxy votes. Meeting is 6/6/11 at the Harbor City Christian Church on Aurora.

NEW BUSINESS

16 Portofino

Dale has been talking to the new manager at Portofino about some common problems of canal maintenance and traffic between the two communities. The rear fences along Village Park Drive, which belong to Portofino, are in bad shape and add to the problems.

In August the Board will study the T-canal boundaries.

Bill Harris - Secretary

LONGWOOD HOMEOWNERS' ASSOCIATION, INC.

ANNUAL MEETING MINUTES

6 June 2011

The annual meeting of homeowners for the Longwood Subdivision was called to order by the Vice President, Mike Corby, at 7:06 p.m. at the Meeting Room of the Harbor Christian Church at 3210 Aurora Road, Melbourne, Florida. Attending board members were: Mike Corby, Sally McCullough, George McDaniel, Dona Miller and Tom Sylvester. There were 35 Longwood residents in attendance or represented by proxies which met the constitutional quota of 28 residents (10%).

Mike Corby introduced the board members and gave a brief description of their responsibilities. He then read the minutes from the June, 2010 annual meeting. A motion was made, seconded, and approved to accept the minutes.

Tom Sylvester presented the annual Treasurer's Report for the 2010-2011 fiscal year. The ending balances as of 31 May 2011 were: Checking - \$48,399.33; CD#1 - \$13,196.04; CD#2 - \$45,176.27 for a total of \$106,771.64. He reported that there remained 9 homeowners who have not paid their dues in full for 2011 amounting to \$3,546.32 in delinquent dues. Liens have been placed on all delinquent properties. A motion to accept the Annual Treasurer's Report was made, seconded and approved.

George McDaniel reported on the conditions of the subdivision relative to landscaping and canals. He shared that the project to re-landscape the entry gardens was nearly complete and improves the overall look of the subdivision entrances. Additional services are being provided to remove the trash and debris from the canals which threaten to clog outflow fixtures and create flooding problems. Some improvements have been made to the city/county storm drainage ditches and culverts .

Mike Corby reported for Dale LeVey that our fences are now in good order and the perimeter PVC fences have been washed.

Mike also reported for Bill Harris that the association's website is current and has a new provider. The website address remains: longwoodhoa.org.

Mike further highlighted the association's ByLaws, Covenants and Deed Restrictions, reminding all residents to become aware of the provisions of these documents and to observe their requirements.

OLD BUSINESS

A discussion was held regarding the Mailbox Replacement Project. Mike shared the history of the development of the project and its problems. He emphasized the main problem continues to be the reluctance of the U.S. Postal Service to accept their responsibility to replace the boxes and provide oversight for the upkeep of the gang mailboxes and distribution of mailbox keys. Efforts are continuing to bring the project into being and an estimate bid has been received which will be considered by the Board at its next meeting.

NEW BUSINESS

Mike opened the floor for nominations for election of board members. Dale LeVey was nominated to remain on the board and Juanita Lewis was nominated to join the board replacing Dona Miller who declined to continue as an alternate board member. There were no further nominations. A motion was made, seconded and passed to elect by acclamation. There was no other new business to be considered. A motion to adjourn was made, seconded and approved. The meeting was adjourned by Mike Corby at 8:00 p.m.

Respectfully submitted,
Tom Sylvester, Ad Hoc Recorder

LONGWOOD HOMEOWNERS' ASSOCIATION, INC.
Board Meeting Minutes
16 June 2011

The June board meeting was called to order by President Dale LeVey at 7:30 p.m. at the home of Tom Sylvester. Present were: Dale LeVey, Mike Corby, George McDaniel, Sally McCullough, June Lewis and Tom Sylvester. Absent: Bill Harris, Gary Cunningham.

The minutes of the May, 2011 meeting were reviewed. MOTION (McCullough/Corby) Approve the minutes. PASSED. (6-0)

The Treasurer's Report for May, 2011 was reviewed. MOTION (McCullough/Corby) Approve the report. PASSED. (5-0)

OLD BUSINESS:

LANDSCAPING George McDaniel reported various irrigation adjustments on islands 1 and 2 and repairs to 4 sprinkler heads.

CANALS George shared a need to develop a work party to clear trash and remove or kill pepper trees in the East Canal. Discussion followed regarding possible errors in property lines of the East Canal as shown in the Property Appraisers website. It was suggested that a professional survey of the canal should be done to clarify the legal property lines. MOTION (McCullough/McDaniel) Obtain estimates of cost to survey the property and if under \$1,000.00 to use the most professional surveyor at the lowest cost to perform the survey. PASSED (6-0) June Lewis volunteered to take leadership of this project.

FENCES Nothing new to report.

LIGHTS Dale reported replacing a ground-level light fixture at the Wickham Road entrance garden.

GAZEBO Nothing new to report.

WEB PAGE It was shared that the website needs updating to include meetings taken place during the last month.

STORAGE Tom Sylvester shared that he would renew our annual leasing of space for storage as usual within the next month.

MAILBOXES Mike Corby reported some positive movement from the USPS. Local manager is going to dialogue with her superiors to determine feasibility and obtain permission to proceed on the mailbox replacement project. A proposal to install the mailboxes and upgrade the ground area serving the gang mailbox areas at a cost of \$12,300.00 was received and reviewed by Mike. It was estimated the project could be completed in ten (10) work days.

NEW BUSINESS

ELECTION OF BOARD OFFICERS The following were nominated and elected to office for the 2011-2012 fiscal year: President - Dale LeVey; Vice-President - Mike Corby; Secretary - Bill Harris; Treasurer - Tom Sylvester.

2011-2012 BUDGET Tom Sylvester presented a proposed annual budget for the association. The budget reflected \$46,893.32 in income, \$64,900.00 in expenses (including \$30,000.00 budgeted for the mailbox project), and a proposed carry-forward into 2012-2013 of \$88,764.96. MOTION (Corby/McCullough) Approve the 2011-2012 Proposed Budget. PASSED (5-0).

ADJOURNMENT

MOTION (Corby/McCullough) Adjourn the meeting. PASSED (6-0). The meeting was adjourned at 9:15 p.m.

NEXT MEETING: 7:30 p.m. on 21 July 2011 at the home of President Dale LeVey.

Respectfully Submitted,
Tom Sylvester, Ad Hoc Recorder

LONGWOOD HOMEOWNERS ASSOCIATION
3181 Village Park Drive
Longwoodhoa.org
BOARD MEETING MINUTES

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Location:	Dale LeVey	Sec - Bill Harris	09-12	242-0583	wharris1@cfl.rr.com	y	Web
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		Mem – Sally McCullough	09-12	259-6853	bensallym@cfl.rr.com	n	
		Mem – Gary Cunningham	09-12	863-7937	Gary@ciadevelopers.com	n	
		Mem – June Lewis	alt	253-0241	JLewis1718@cfl.rr.com	y	
Guests:		Arch – By Board					

OLD BUSINESS

1 Previous Minutes Minutes from 6/16/11 were read and approved.

2 Treasurer's Report

Ck	CD	CD	Total
\$46,497.77	\$13,259.96	\$45,342.17	\$105,099.90

Checking & CDs are at Wachovia.

3 Dues

Yr	No.	Lots
2011	9 unpaid	10,81,82,139,150,178,212,238,271

All liens were updated for 2011

4 Lawn

Tim modified the entrances per our request to move some plants back away from the wall so as not to interfere with the signs and Christmas lights.

5 Sprinklers

Geo continued to repair the sprinklers and replace the sprinkler timer batteries.

6 Canals

See Canal Ownership in New Business. ECOR cleans and maintains the aquatic weeds in the canals. ECOR (254-0930).

7 Fences

No action.

8 Lighting/Flags

Dale replaced 2 lights at Lk Washington entrance. Wickham entrance needs a new light.

9 Gazebo

No action

10 Web Page

Web site is current through April 2011.

11 Storage

Rent is now paid up through 8/20/12

12 Meeting Loc

Next meeting: 8/18/11 Mike Corby **2462 Chapparral Dr**

13 Drawings

Mike presently has Longwood drainage drawings and photos.

14 Mail Boxes

Mike has made significant progress on the mail box replacement project. He has been in contact with a regional manager in Tampa who has agreed to take ownership of the mailboxes after we purchase and install them. The USPS will also be responsible for the keys and upkeep. The Board voted for the following colors: mailboxes: Sand Stone; pavers: Dark. Some questions remain: Will USPS put out a notice to homeowners of the transition details? What to do with the old boxes and keys?. Tom wants more details on the finances.

NEW BUSINESS

- 15 Vacant Homes** Some homes in Longwood are foreclosed and the financial institutions are not taking care of the yards. The Melbourne Code Enforcement has been notified before with no improvement. The Board will continue to seek help from the City since only they have the power to hire someone to cut the grass and then bill or fine the current homeowners, June has agreed to follow-up with Code Enforcement using 2651 Chapparral Dr. as a test case. Meanwhile, the Board asked George to get an estimate from Tim to cut the front yard of a typical home.
- 16 Canal Ownership** June prepared an excellent and detailed report on the canal ownership problem. It appears that the problem started between 1997 and 1999 and was escalated in 2003 when Portofino property was sold. The company preparing the legal papers somehow bundled our canals into Portofino's properties and gave the new owner ownership of our property. The transfer should not be legal since the property was not theirs to sell and no Board members signed off on the deal. We are now continuing our research and will probably be contacting a lawyer soon if the title company refused to correct their mistake.

Bill Harris - Secretary

LONGWOOD HOMEOWNERS ASSOCIATION
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Longwoodhoa.org
BOARD MEETING MINUTES

File:	min 0811.doc	Member	Term	Phone	E-Mail	Present	Area
Date:	8/17/11	Pres – Dale LeVey	11-14	254-9947	Dalelevey@att.net	y	Pres
Time:	7:30 PM	VP – Mike Corby	09-12	259-4210	mcorby@cocoa.org	y	
Location:	Mike Corby's	Sec - Bill Harris	09-12	242-0583	wharris1@cfl.rr.com	y	Web
	Home	Treas - Tom Sylvester	10-13	259-2598	Tomjudysylvester@hotmail.com	y	Treas
		Mem – Geo McDaniel	10-13	259-4194	monrie@aol.com	y	Lawn
		Mem – Sally McCullough	09-12	259-6853	bensallym@cfl.rr.com	y	
		Mem – Gary Cunningham	09-12	863-7937	Gary@ciadevelopers.com	y	
		Mem – June Lewis	11-14	253-0241	JLewis1718@cfl.rr.com	y	
Guests:		Arch – By Board					

OLD BUSINESS

1 Previous Minutes Minutes from 7/21/11 were read and approved with corrections.

2 Treasurer's Report

Ck	CD	CD	Total
\$43,655.62	\$13,293.11	\$45,428.13	\$102,376.88

Checking & CDs are at Wachovia.

3 Dues

Yr	No.	Lots
2011	9 unpaid	10,81,82,139,150,178,212,238,271

All liens were updated for 2011

4 Lawn

Curb slicing is still on hold..

5 Sprinklers

Geo continued to repair the sprinklers and replace the sprinkler timer batteries.

6 Canals

See Canal Ownership below. ECOR cleans and maintains the aquatic weeds in the canals. ECOR (254-0930).

7 Fences

No action.

8 Lighting/Flags

Wickham entrance light started working.

9 Gazebo

Lights are out, June to handle.

10 Web Page

Web site is current through July 2011.

11 Storage

Rent is now paid up through 8/20/12

12 Meeting Loc

Next meeting: 9/15/11 Bill Harris **3365 Chapparral Ct**

13 Drawings

Mike presently has Longwood drainage drawings and photos.

14 Mail Boxes

Mike has made significant progress on the mail box replacement project. He has been in contact with a regional manager in Tampa who has agreed to take ownership of the mailboxes after we purchase and install them. The USPS will also be responsible for the keys and upkeep. The Board previously voted for the following colors: mailboxes: Sand Stone; pavers: Dark. Some questions remain: Will USPS put out a notice to homeowners of the transition details? What to do with the old boxes and keys?. Tom wants more details on the finances. Mike is getting more prices.

15 Vacant Homes

Some homes in Longwood are foreclosed and the financial institutions are not taking care of the yards. June followed up with Melbourne Code Enforcement. Three lots got mowed as a result of her action. The Board's request for an estimate from Tim to cut the front yard of a typical home is on hold now that the City has mowed the yards.

- 16 Canal Ownership** Last month June prepared an excellent and detailed report on the canal ownership problem that appeared to have started between 1997 and 1999 and was escalated in 2003 when Portofino property was sold. Dale took the research papers to Alliance Title. They said that the papers do not transfer the canal properties to Portofino but only the Portofino properties. The Property Appraisers office made a mistake in showing ownership is Portofino and they have to correct the mistake.

NEW BUSINESS

- 17 Board** Gary Cunningham resigned at the meeting. June Lewis was appointed to full Board Member with a term of 11-14.

Motion **Appoint June Lewis to Board Member with term of 11-14** **Approved: 6:0**

- 18 Portofino** After canal ownership is corrected, the Board needs to address the following:
- Portofino Fence
 - Back canal maintenance fees.

- 19 Covenants** Tom discussed the need to have our covenants renewed based on a recent article in the paper. Tom will research more. June has a list of lawyers.

- 20 2297 Canyon** Owner want to install a fence. Dale told him to submit plans to the Board.

Bill Harris - Secretary

LONGWOOD HOMEOWNERS ASSOCIATION
3181 Village Park Drive
Longwoodhoa.org
BOARD MEETING MINUTES

File:	min 0911.doc	Member	Term	Phone	E-Mail	Present	Area
Date:	9/15/11	Pres – Dale LeVey	11-14	254-9947	Dalelevey@att.net	n	Pres
Time:	7:30 PM	VP – Mike Corby	09-12	259-4210	mcorby@cocoa.org	y	
Location:	Bill Harris'	Sec - Bill Harris	09-12	242-0583	wharris1@cfl.rr.com	y	Web
	Home	Treas - Tom Sylvester	10-13	259-2598	Tomjudysylvester@hotmail.com	y	Treas
		Mem – Geo McDaniel	10-13	259-4194	monrie@aol.com	y	Lawn
		Mem – Sally McCullough	09-12	259-6853	bensallym@cfl.rr.com	y	
		Mem – June Lewis	11-14	253-0241	JLewis1718@cfl.rr.com	n	
Guests:		Arch – By Board					

OLD BUSINESS

1 Previous Minutes Minutes from 8/17/11 were read and approved.

2 Treasurer's Report

Ck	CD	CD	Total
\$41,783.64	\$13,326.35	\$45,514.24	\$100,624.23

Checking & CDs are at Wachovia.

3 Dues

Yr	No.	Lots
2011	9 unpaid	10,81,82,139,150,178,212,238,271

All liens were updated for 2011

4 Lawn

Curb slicing at Wickham entrance is still on hold.. There are over grown trees on Chapparral Drive. June to call Code Enforcement. George to ask Tim to trim trees oand bushes over our fences.

5 Sprinklers

Geo continued to repair the sprinklers and replace the sprinkler timer batteries. A repair bill is outstanding for pipe repair in Island 7.

6 Canals

See Canal Ownership below. ECOR cleans and maintains the aquatic weeds in the canals. ECOR (254-0930).

7 Fences

No action. Fences were pressure washed when Tim installed new entrances.

8 Lighting/Flags

Wickham flag needs replacement. Tom to buy more flags.

9 Gazebo

Lights are out, June to handle.

10 Web Page

Web site is current through Aug 2011.

11 Storage

Rent is now paid up through 8/20/12

12 Meeting Loc

Next meeting: 10/20/11 June Lewis **3190 Village Park Dr.**

13 Drawings

Mike presently has Longwood drainage drawings and photos.

14 Mail Boxes

Mike has made significant progress on the mail box replacement project. He is working on new prices. The pavers will be installed on top of the concrete slab. Tom wants more details on the finances. Bill and Sally are to inventory the existing mailbox layout. Bill is to draft a letter of agreements and commitments for Longwood and the USPS.

15 Vacant Homes

No action this month.

16 Canal Ownership

June is working with the Property Appraiser to correct the problem. The Property Appraisers office made a mistake in showing ownership is Portofino and they have to correct the mistake.

NEW BUSINESS

18 Portofino

After canal ownership is corrected, the Board needs to address the following:

- Portofino Fence
- Back canal maintenance fees.

These were tabled while Tom checks the numbers.

19 Covenants

Last month Tom discussed the need to have our covenants renewed based on a recent article in the paper and June had a list of lawyers. Further action was tabled.

20 2297 Canyon

Owner want to install a fence. Dale told him to submit plans to the Board. He did not appear before the Board so this action was tabled,

Bill Harris - Secretary

LONGWOOD HOMEOWNERS ASSOCIATION
3181 Village Park Drive
Longwoodhoa.org
BOARD MEETING MINUTES

File:	min 1011.doc	Member	Term	Phone	E-Mail	Present	Area
Date:	10/20/11	Pres – Dale LeVey	11-14	254-9947	Dalelevey@att.net	n	Pres
Time:	7:30 PM	VP – Mike Corby	09-12	259-4210	mcorby@cocoa.org	y	
Location:	June Lewis'	Sec - Bill Harris	09-12	242-0583	wharris1@cfl.rr.com	y	Web
	Home	Treas - Tom Sylvester	10-13	259-2598	Tomjudysylvester@hotmail.com	y	Treas
		Mem – Geo McDaniel	10-13	259-4194	monrie@aol.com	y	Lawn
		Mem – Sally McCullough	09-12	259-6853	bensallym@cfl.rr.com	y	
		Mem – June Lewis	11-14	253-0241	JLewis1718@cfl.rr.com	y	
Guests:		Arch – By Board					

OLD BUSINESS

1 Previous Minutes Minutes from 9/15/11 were read and approved.

2 Treasurer's Report

Ck	CD	CD	Total
\$39,654.90	\$13,354.28	\$45,586.59	\$98,595.77

Checking & CDs are at Wachovia.

3 Dues

Yr	No.	Lots
2011	9 unpaid	10,81,82,139,150,178,212,238,271

All liens were updated for 2011

4 Lawn

Over grown trees on Chapparral Drive were cut. Tim to trimmed trees and bushes over our fences.

5 Sprinklers

Geo continued to repair the sprinklers and replace the sprinkler timer batteries. Islands 4 & 6 need new solenoids which will be replaced by Tim. Island 8 needs a head repaired.

6 Canals

Canal Ownership was corrected to Longwood. The West canal had a culvert from Chapparral Dr. washout about 15 ft. from discharge end. City is to sleeve the section. ECOR cleans and maintains the aquatic weeds in the canals. ECOR (254-0930).

7 Fences

No action.

8 Lighting/Flags

Wickham flag needs replacement. Tom to buy more flags.

9 Gazebo

June fixed Lights..

10 Web Page

Web site is current through Sept 2011.

11 Storage

Rent is now paid up through 8/20/12

12 Meeting Loc

Next meeting: 11/17/11 Tom Sylvester **2767 Village Park Dr.**

13 Drawings

Mike presently has Longwood drainage drawings and photos.

14 Mail Boxes

Mike has made significant progress on the mail box replacement project. He is working on new prices. The pavers will be installed on top of the concrete slab. Tom wants more details on the finances. Bill did an inventory of the existing mail box and mailed to all Board members. He also laid out the new configuration. Bill drafted a letter of agreements and commitments for Longwood and the USPS. Mike is to get 3 sets of prices for the job. New Postmaster is Ann Gantz, 259-5574

15 Vacant Homes

No action this month.

NEW BUSINESS

16 Portofino

Canal ownership has been corrected; the Board needs to address the following:

- Portofino Fence
- Back canal maintenance fees.

These were tabled while Tom checks the numbers.

After a total bill is calculated, the bill should be sent to Portofino. There was a discussion about getting the services of a lawyer,

Motion

Consult with a lawyer over past due Portofino bill

Approved: 5:1

17 Covenants

Last month Tom discussed the need to have our covenants renewed based on a recent article in the paper and June had a list of lawyers. Further action was tabled until after meeting with a lawyer.

18 Lot 82

Tom received a request for an Estoppels letter. The 5 years of dues totaled about \$1122.32. A new State law (718.116) permits the mortgage holder to only have to pay the items due in the last 12 months before they received title to the property by foreclosure.

Motion

Allow Tom to negotiate on fair values for late dues

Approved: 6:0

19 Dues

Dues notices are due out at end of November

Motion

Set Homeowners dues for 2012 at \$185, discounted to \$150 before 1/1/12.

Approved: 6:0

Bill Harris - Secretary

LONGWOOD HOMEOWNERS ASSOCIATION
3181 Village Park Drive
Longwoodhoa.org
BOARD MEETING MINUTES

File:	min 1111.doc	Member	Term	Phone	E-Mail	Present	Area
Date:	11/17/11	Pres – Dale LeVey	11-14	254-9947	Dalelevey@att.net	y	Pres
Time:	7:30 PM	VP – Mike Corby	09-12	259-4210	mcorby@cocoa.org	n	
Location:	June Lewis'	Sec - Bill Harris	09-12	242-0583	wharris1@cfl.rr.com	y	Web
	Home	Treas - Tom Sylvester	10-13	259-2598	Tomjudysylvester@hotmail.com	y	Treas
		Mem – Geo McDaniel	10-13	259-4194	monrie@aol.com	y	Lawn
		Mem – Sally McCullough	09-12	259-6853	bensallym@cfl.rr.com	y	
		Mem – June Lewis	11-14	253-0241	JLewis1718@cfl.rr.com	y	
Guests:		Arch – By Board					

OLD BUSINESS

1 Previous Minutes Minutes from 10/20/11 were read and approved.

2 Treasurer's Report

Ck	CD	CD	Total
\$37704.14	\$13,391.98	\$45,684.18	\$96,780.30

Checking & CDs are at Wells Fargo

3 Dues

Yr	No.	Lots
2011	8 unpaid	10,81,139,150,178,212,238,271

Lot #82 paid. All liens were updated for 2011

4 Lawn

No action.

5 Sprinklers

Geo continued to repair the sprinklers and replace the sprinkler timer batteries. Islands 4 & 6 were repaired.

6 Canals

Board discussed culverts collapsing. This should be the City or County's responsibility. ECOR cleans and maintains the aquatic weeds in the canals. ECOR (254-0930).

7 Fences

No action.

8 Lighting/Flags

Tom purchased more flags.

9 Gazebo

No action.

10 Web Page

Web site is current through Oct 2011.

11 Storage

Rent is now paid up through 8/20/12

12 Meeting Loc

Next meeting: 12/15/11 George McDaniel **2681 Longwood Blvd.**

13 Drawings

Mike presently has Longwood drainage drawings and photos.

14 Mail Boxes

Mike is still working on new mail box prices. Mike is to get 3 sets of prices for the job. New Postmaster is Ann Gantz, 259-5574

15 Vacant Homes

June is to call Code Enforcement on two homes with tall grass and overgrown trees.

16 Portofino

The Board needs to address the following Portofino topics:

- Portofino Fence
- Past due canal maintenance fees.

The Board discussed how to bill Portofino. This topic was also discussed with Lawyer earlier. The Board agreed the bill should include **half** of all "T-Canal" expenses, but no West-canal expenses. Tom agreed to write the transmittal letter. The letter and bill are to be sent to the local property manager and also to the Phoenix home office. June is to call Code Enforcement on the fence.

NEW BUSINESS

- 17 Lawyer** Last month Tom discussed the need to have our covenants to be renewed based on a recent article in the paper. The back bill with Portofino was also a topic. Earlier on 11/17/11, Tom, June and Bill met with lawyer Jeffery Thompson (253-3771) in Suntime. He said it was his opinion that Deed Restrictions last forever. It was also his opinion that Portofino was bought by the new owners subject to our preexisting contract. On the topic of how far back we can go on liens, he looked up the statute and said that we can only go back 12 months when the mortgage holder forecloses and takes the property. This does not apply for sales to anyone else. The lawyer also recommended we try to avoid lawsuits. He said HOAs usually do not have very good records that can stand up in court.
- 18 Dues** Dues notices are due out at end of November. Although dues were set at the September meeting at \$185, they were revisited based on the narrow window we have for collecting back liens. It was agreed to raise the dues within the limits of our Deed Restrictions but to keep the early payment the same as it has been the past few years.
- Motion** **Set Homeowners dues for 2012 at \$200, discounted to \$150 before 1/1/12.** **Approved: 6:0**
- 19 Christmas Lgts** The Board discussed lowering the amount of the Christmas Lighting prizes. Since the next meeting is on 12/15/11, the Board also decided to meet 12/22/11 to judge the lights.
- Motion** **Set Christmas Lighting prizes at \$100, \$75, \$50 and \$25 for HM.** **Approved: 6:0**
Motion **Approve up to \$200 for new HOA decorations.** **Approved: 6:0**
- 20 Garage Sale** Cancelled this year since no one wants to chair the event.
- 21 2533 VPD** Wants to replace windows. No one had a problem with this change but we had no plans to review.
- Motion** **Appoint Dale to represent Board on window replacements** **Approved: 6:0**
- 22 2526 VPD** Commercial trailer parked on or in front of property. Board is to check on trailer and call Code Enforcement or Police as needed.

Bill Harris - Secretary

LONGWOOD HOMEOWNERS ASSOCIATION
3181 Village Park Drive
Longwoodhoa.org
BOARD MEETING MINUTES

File:	min1211.doc	Member	Term	Phone	E-Mail	Present	Area
Date:	12/15/11	Pres – Dale LeVey	11-14	254-9947	Dalelevey@att.net	y	Pres
Time:	7:30 PM	VP – Mike Corby	09-12	259-4210	mcorby@cocoa.org	y	
Location:	Geo McDaniel's	Sec - Bill Harris	09-12	242-0583	wharris1@cfl.rr.com	y	Web
	Home	Treas - Tom Sylvester	10-13	259-2598	Tomjudysylvester@hotmail.com	y	Treas
		Mem – Geo McDaniel	10-13	259-4194	monrie@aol.com	y	Lawn
		Mem – Sally McCullough	09-12	259-6853	bensallym@cfl.rr.com	y	
		Mem – June Lewis	11-14	253-0241	JLewis1718@cfl.rr.com	y	
Guests:		Arch – By Board					

OLD BUSINESS

1 Previous Minutes Minutes from 1/17/11 were read and approved.

2 Treasurer's Report

Ck	CD	CD	Total
\$38774.69	\$13,424.38	\$45,765.19	\$97,964.26

Checking & CDs are at Wells Fargo

3 Dues

Yr	No.	Lots
2011	8 unpaid	10,81,139,150,178,212,238,271
2012	105 paid (38%)	

All liens were updated for 2011

4 Lawn

Time to mulch; keep same color; Wickham entrance has ant beds..

Motion

Authorize Geo to spend up to \$2000 on mulch.

Approved: 7:0

Motion

Authorize Geo to spend up to \$100 per application to fertilize and apply pesticides to entrances.

Approved: 7:0

5 Sprinklers

No action.

6 Canals

Board discussed culverts collapsing. This should be the City or County's responsibility. ECOR cleans and maintains the aquatic weeds in the canals. ECOR (254-0930). City did repair a culvert during the no-name storm.

7 Fences

No action.

8 Lighting/Flags

Wickham N spotlight is broken and one carriage light.

9 Gazebo

No action.

10 Web Page

Web site is current through Nov 2011.

11 Storage

Rent is now paid up through 8/20/12

12 Meeting Loc

Next meeting: 1/19/12 Sally McCullough's **2713 Woodsmill**

13 Drawings

Mike presently has Longwood drainage drawings and photos.

14 Mail Boxes

Mike is still working on new mail box prices. Mike is to get 3 sets of prices for the job. New Postmaster is Ann Gantz, 259-5574 Mike is to email agreement & commitments to USPS.

15 Vacant Homes

June is to call Code Enforcement on two homes with tall grass and overgrown trees. 3117 LW & 3131 LW

16 Portofino

The Board needs to address the following Portofino topics:

- Portofino Fence
- Past due canal maintenance fees.

The Board discussed how to bill Portofino. This topic was also discussed with Lawyer earlier. The Board agreed the bill should include **half** of all "T-Canal" expenses, but no West-canal expenses or 25% of total canal costs. Tom agreed to write the transmittal letter. The letter and bill are to be sent to the local property manager and also to the Phoenix home office. June called Code Enforcement on the fence. Tom needs Treasurer files out of storage unit.

NEW BUSINESS

- 17 Dues** Dues notices were mailed at end of November. Although dues were set at the September meeting at \$185, they were revisited in November based on the narrow window we have for collecting back liens. It was agreed to raise the dues within the limits of our Deed Restrictions but to keep the early payment the same as it has been the past few years. (\$200 & \$150 early)
- 18 Christmas Lgts** Meet at Gazebo on 12/22/11 for judging at 7 pm. Bill decorated the L Washington entrance and Dale decorated the Wickham entrance..
- 19 2533 VPD** Dale approved white vinyl windows..
- 20 2526 VPD** Commercial trailer was moved
- 21 3048 VPD** Fence to sidewalk on corner lot must be per city code

Bill Harris - Secretary