

LONGWOOD PLANTATION HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Citizen's On Patrol Headquarters
410 North Wayman Street Longwood, FL 32750

Thursday March 8, 2018

7:00pm

1. Certifying Quorum

- a. A quorum of the Board was established
 - i. President, Greg Cetera
 - ii. Vice President, Tracy Beasley
 - iii. Secretary, Carol Bergeron
 - iv. Director Caren Ambrose

Anna Desormeaux representing Sentry Management was also present.

The meeting was called to order by Board President, Greg Cetera at 7:00 pm.

2. Proof of Notice

- a. The meeting notice was duly posted at the entrance to the community as required by Florida Statute 720, 48-hours in advance of the meeting.

3. Homeowners Comments

- a. None at this time

4. Approval of Previous Meeting Minutes

- a. Tracy Beasley made a motion to approve the minutes from January 4, 2018. Greg Cetera seconded. All in favor. Motion passed.

5. Financial & Collections

- a. Operating funds as of February 2018 \$14,187
- b. Reserve funds as of February 2018 \$11,511
- c. Current total prepaids through February 2018 are \$2,514
- d. Current total arrears through February 2018 are \$12,729.07 (\$5,769.32 legal)

6. Managers' Report

- a. Anna Desormeaux reviewed the Managers Report for the month and reviewed collection activity. Management will look into the status of account 76 and provide an update to the Board.

7. New Business

- a. Board Appointment
 - i. Carol Bergeron made the motion to appoint Deanna Greenhalgh to the Board. Caren Ambrose seconded the motion. All in favor, the motion carried.
- b. Legal Agreement
 - i. The Board discussed signing an agreement with Wonsetler and Webner to handle legal matters as they may arise as well as some of their collection files. The Board agreed to sign the agreement and to

continue to use Arias and Bonsinger when needed as well. The Board will decide which attorney to send files to on a case by case basis.

Greg Cetera made the motion to accept the agreement with Wonsetler and Webner PA to give the Board an alternate solution in proceeding with legal endeavors. Carol Bergeron seconded the motion. All in favor, the motion carried.

8. ARB Applications

- i. 117 Kaiser- Roof – Gate Approved
- ii. 458 Freeman – Landscape, Windows, and Door- Approved
- iii. 357 Balogh Pl.-Doors-Approved

9. Old Business

10. Next Meeting

- a. The next meeting will be the Annual meeting held at the Citizens on Patrol Headquarters at 410 N Wayman Street, Longwood, FL 32750 at 7pm on April 5, 2018.

11. Adjournment

- a. With no further business to come before the board Greg Cetera made a motion to adjourn the meeting at 7:57 pm, and seconded by Tracy Beasley. All in favor. Motion passed.