

**LONGWOOD PLANTATION HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS ORGANIZATIONAL MEETING**

Citizen's On Patrol Headquarters  
410 North Wayman Street Longwood, FL 32750  
Thursday April 5, 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
  - v. Director Deanna Greenhalgh

Anna Desormeaux representing Sentry Management was also present.

The meeting was called to order by Board President, Greg Cetera at 7:07 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 March 8, 2018. Caren Ambrose seconded. All in favor. Motion passed.

**5. Financial & Collections**

- a. Operating funds as of March 2018 \$19,351
- b. Reserve funds as of March 2018 \$11,547
- c. Current total prepaids through March 2018 are \$2,227
- d. Current total arrears through March 2018 are \$14,327.65

Anna Desormeaux reviewed the Managers Report for the month and reviewed collection activity. Greg Cetera asked if the annual meeting notice can be mailed with the financial statement notice.

**New Business**

- e. Election of Officers:
  - i. Carol Bergeron made the motion to keep the positions as they are. Deanna Greenhalgh seconded the motion. All in favor, the motion carried.
- f. 485 Freeman St.
  - i. The Board discussed the cost and decision to have the attorney place a lien on 485 Freeman St. The Board instructed Management to have Karen file the lien.

j. The Board reviewed the request from 475 Freeman St. to waive the intent to lien fee in the amount of \$107.20. The Board agreed not to waive the fee however, they will agree to hold off on placing the lien if the owner will pay \$25 per month until the fee is paid off.

**6. Old Business**

**7. Next Meeting**

- a. The next meeting will be held at the Citizens on Patrol Headquarters at 410 N Wayman Street, Longwood, FL 32750 at 7pm on May 3, 2018

**8. Adjournment**

- a. With no further business to come before the board Deanna Greenhalgh made a motion to adjourn the meeting at 8:07pm and seconded by Greg Cetara. All in favor, the motion carried.