

LONGWOOD PLANTATION HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
Citizen's on Patrol (C.O.P.) Headquarters

410 North Wayman Street
Longwood, FL 32750
Thursday, January 10th, 2019
7:00 PM

MINUTES

1. Certifying Quorum- Quorum was established by the attendance of Greg Cetera, Tracy Beasley, & Deanna Greenhalgh. Hunter Caswell represented Sentry Management. Caren Ambrose and Carol Bergeron were absent.
2. Proof of Notice of Meeting: meeting notice was posted in accordance with FL statute.
3. Homeowner Comments- No homeowner comments.
4. Approval of Previous Board of Directors Minutes – December 13th, 2018: Greg made a motion to approve the minutes as written. Deanna seconded the motion. All in favor; motion passes.
5. Financial/ Collections and Manager's Report- Hunter reviewed current financial, accounts receivable report, and legal update with the board.
Motion was made by Greg to move forward with lien on account 000090 if no contact is made with homeowner and no current litigation exist. Deanna seconded. All in favor; motion passed.
6. Old Business
 - a) 514 Freeman ARC application- Application will be approved as decision was not provided within 30 days per the association's governing documents.
 - b) Fountain replacement: Motion was made by Greg to accept proposal from Florida Water Features after consultation about breaker inclusion. Deanna seconded. All in favor; motion passes.
 - c) Annual review follow-up- Motion was made to sign CPA agreement with Gilmore for 2018 compilation and tax return processing.
7. New Business

- a) 571 Freeman- Dow violation: board is in agreement that violations on account will be removed.
 - b) Vehicle with expired tags- Hunter will follow up on status of vehicle.
 - c) Pending election cycle- Hunter reviewed terms of board positions as stated in association bylaws. Annual meeting will occur on April 11th.
 - d) Backflow testing for homeowners: letter was provided by Carol to be distributed to all homeowners via email blast with standard mail being sent to those homeowners without email addresses provided.
 - e) Spring social/BBQ
8. Next Meeting Date: TBD
 9. Adjournment- With no further business to discuss, the meeting was called to adjournment by Greg at 8:05 PM.