

LONGWOOD PLANTATION HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

410 North Wayman Street
Suite 1000
Longwood, FL 32750
September 12th, 2019
7:00 PM

MINUTES

1. Certifying Quorum- The meeting was called to order at 7:21 PM. Quorum was established by the attendance of Tracy Beasley, Caren Ambrose, Bonnie Pineda, and Ralph Elefante. Carol Bergeron was absent. Hunter Caswell represented Sentry Management.
2. Proof of Notice of Meeting- meeting notice was posted in accordance with FL statute.
3. Homeowner Comments- Deputy in attendance provided general updates to homeowners. No recent local criminal activity was reported.
4. Approval of Previous Board of Directors Minutes – August 8th, 2019: Bonnie motioned to approved the minutes, with corrections. Tracy 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.
6. Old Business
 - Legal Aid Parking- Hunter reviewed all recent updates for the parking on tract B. The city stated that it will consider the area to be public parking as the legal aid society was unable to produce any documentation of a legitimate claim of ownership of the area.
 - Entrance Signage- The board reviewed the leasing agreement between the city and the association with regards to tract K. Hunter will reach out the city for clarification on maintenance/repair responsibility and permissions for the community signage. Additionally, research will be done into having the association included on agenda for a future Planning & Development meeting.

- 313 Balogh- Sale of the property is expected to occur on October 1st. Hunter will coordinate with associations attorney, Wonsetler & Webner, for updates as the lot has multiple open covenant violations and past due assessments.

7. New Business

- 2020 Budget Planning- The budget was reviewed by the board and several changes were requested which will be reflected in the next draft of the budget.

8. Next Meeting Date: October 10th

9. Adjournment- With no further business to discuss, the meeting was called to adjournment at 8:52 PM.