

Longleaf Community Association Inc.  
Annual Meeting Minutes

The annual meeting was held on December 30, 2009 at the Longleaf Clubhouse located at 8485 NW 72<sup>nd</sup> Avenue, Gainesville, Florida.

Roll Call/Call to Order:

The meeting was called to order at 6:00 PM. Present were Jennifer DeHart of Management Specialists and Paul Bowers representing the developer Longleaf LLC. There were also 27 homeowners present.

- Owners asked about the status of construction for phase 7. Paul mentioned the permits are being extended and the design process has started. Until more homes sell the developer is not looking to start construction just yet. If sales stay slow construction may not be completed for a few years.
- The landscaping in phase 6 is not yet complete. The landscaping to be installed falls under the new landscape ordinance and we are one of the first to navigate through the process. The ordinance is complicated and the developer is working with the County on interpretation of the new regulations so phase 6 landscaping can be completed. There are some trees that need to be replaced in the common are throughout the community. The trees will be ordered in bulk and replaced where necessary in the Spring of 2010.
- Several homeowners asked about having more lights at the entrance off of Archer Road or possibly putting in a traffic light or blinking light. Paul Bowers explained the property at the entrance off Archer Road is owned by the County. What the Developer built near the entrance was all that is the County would approve. May be if enough homeowners will call and or file complaints with the Public Works Department the maybe changes requested could occur but they have to be approved by the County first. One call from the Developer is not as effective as dozens or hundreds of complaints from home owners.
- The question regarding the time frame between the meeting and when the minutes are sent out is several months and they want to be able to get them quicker. Jennifer stated that in order to send the meeting minutes out to the owners, management waits until the year end financial statements are ready for the homeowners to review. The notices are all send out at one time to save money on postage and mailing. It was suggested to start an email list so that they can be emailed to those that wish to be on it. There was also a suggestion to have a website and chat room for sharing information for the Longleaf Community. Homeowners would need to volunteer to monitor the chat room activity for appropriate discussions.
- Jennifer addressed the issue of kids being allowed to be at the clubhouse without adult supervision. There is now someone who is bending the pickets in the gates to be able to push the access button on the side gate. Jennifer will continue to monitor the security system and if there are any faces caught damaging the gate, she will post the picture on the bulletin Board for help in identifying the vandals. She also asked that if there is

anyone who sees these kids doing this to please stop them and ask them where they live so that their parents can be contacted and held responsible.

- The exercise equipment is also not for the use of children and there should be NO ONE under the age of 16 in the fitness center unattended. If there are children and their parents are in the room with them, it is the parents' responsibility to make sure their children are not operating the equipment unless they are of age to do so.
- 2010 proposed budget that was mailed to all owners. The overall association operating costs reflect a minimal increase over the 2009 operating costs. For most homeowner's the quarterly assessments will increase from \$261.30 to \$268.35, a 2.7% increase.
- Jennifer stated that as of December 30, 2009 there were delinquencies totaling \$6,129.92 (homeowner assessments owed but not paid). There are 3 owners that are currently 1 quarter or more behind on their payments. Jennifer mentioned when homes are in foreclosure and the dues are not being paid by the homeowner the developer advances money to the association so bills can be paid on time.

#### Homeowner Comments/Open Discussion:

1. There was another request from many homeowners to have the entrance drainage problem corrected so that existing landscaping that is dying can be replaced with King Palms as originally planted. Paul stated that he would bring this to the Developers attention and let them know. *(Developer response: request is under consideration.)*
2. An owner asked if the developer knows when the back entrance will be completed so that owners could begin using it. Paul mentioned the back entrance is scheduled to be constructed with phase 7 but with slow home sales it is difficult to say when the alternate entrance would be completed.
3. There was some concern regarding the tennis courts flooding when it rains. Jennifer will look into the problem with the Developer to see if anything that can be done.
4. A request was made to allow home owners on-line access to the video cameras used at the club house and pool.
5. At times grass clippings from lawn mowers are being blown into the mulch and on to the side of homes staining them. Jennifer will contact Balsingers Landscape Service to discuss and resolve this problem.
6. One home owner asked if each home owner in the neighborhood could have one or two free club house rentals per year. *(Developer response: The club house rental fee includes charges for a cleaning service to clean the facilities after us and help pay for the increased utilities costs. To offer free use of the club house to all owners' monthly assessments would need to be increased. We believe home owners who want to rent the club house should pay for this service and not all home owners in the association.)*