

Longleaf Community Association, Inc.
October Working Session
Wednesday, December 19, 2022

Attendees:

- Tom Shaver – President
- Pamela Pendergrass – Vice President
- Clark Gillett – Treasurer
- David Adams – Secretary

Working Session Minutes:

- A motion was made by Tom Shaver, seconded by Pamela Pendergrass & unanimously approved to invest Capital Reserve funds at Wells Fargo, \$240k, in a seven (7) month CD, with a maturity date of July 2023, at 3.44% interest rate with an annual yield of 3.5%.

Longleaf Community Association, Inc.
3rd Quarter Board Meeting
Saturday, December 3, 2022 10:00AM

Board Attendees:

- Tom Shaver – President
- Pamela Pendergrass – Vice President
- Clark Gillett – Treasurer
- David Adams – Secretary

Location: Callaway Conference Center Room 110

Member Attendees: see Attachment A below

Meeting Minutes:

- Tom Shaver opened the meeting welcoming new residents:
 - John & Miriam Lang – 325 Dogwood Way
 - Gary Hollowell & Cindy O'Connor – 124 Longleaf Way
 - Jerry & Lisa Ison – 239 White Oak Road
 - Dennis & Kay Thompson – 326 Dogwood Way
- **Callaway Resort & Gardens Update**, Clarissa Chaudoin, Director of Marketing
 - Herschend Family Entertainment (HFE) has managed Callaway Resort & Gardens for the past 3 years. HFE hopes to close next week on the purchase of the resort's "for profit assets" (The Lodge & Spa, Golf Courses, Beach area, etc.). HFE will continue to manage the foundation assets (Discovery Center, Day Butterfly Center, Ida Cason Callaway Memorial Chapel, trails, etc.).
 - Pumpkins at Callaway was another huge success. In Pumpkins first year almost 70k people attended creating a somewhat overcrowded environment. In 2021 customer satisfaction scores (net promoter score) suffered somewhat due to that overcrowding with scores in the upper 20's. This year event space almost doubled with the reopening of Mr. Cason's Vegetable Garden. This attributed to a 14% increase of guest scores into the 50's. Kudos for the fine job completed by Director of Horticulture Lance Bedgood in his creation of Mr. Cason's Vegetable Garden venue enhancing the Pumpkins at Callaway experience!
 - Fantasy in Lights celebrates its 30 Anniversary this year. Attendance this year has been like last year. Clarissa advises if you have not attended you might want to make plans but, if possible, avoid Saturday nights. Watch for discounts on social media to offset the small price increase. Current projections are for 240k people to enjoy Fantasy in Lights during the 2022 Christmas Season!

- The Lodge & Spa parking lot repaving project contract should be finalized next week. The project should begin in January & complete in March. Look for grading to begin in early January.
- Welcome new Director of Operations, Steven Summers who has joined Callaway coming from a similar position at Six Flags.
- Mr. Cason's Vegetable Garden will be opening for spring events late March, early April with crafts, vendors, etc. (similar to Stone Mountain's Yellow Daisy Festival). Don't miss the annual "Plant Sale" scheduled for the last Saturday in April. The Corn Maze area may be used for a Wine Festival, etc.
- Wildflowers on Discovery Parkway will open only if they look good – remember last year the drought created insurmountable challenges & the venue never opened. There are challenges in determining the best way to flow customers in & out of this potential new attraction.
- Some perk's employees will experience once the HFE deal closes are, tuition reimbursement, better health care options, lower health care insurance costs, other resort property attendance, etc.
- David Adams moved to accept the minutes to the 2nd Quarter Meeting. Pamela Pendergrass seconded; all board members approved.
- **Social Committee** – Lynn Shaver
 - Tailgate & Tree Lighting events were a tremendous success with a good attendance.
 - Make plans to attend upcoming events, Ladies Holiday Brunch December 19 11AM at Iron Horse Grill in Pine Mountain & Susie's "Potluck" Luncheon in January – stay tuned for more info coming soon.
- **Landscape Committee** – Judy Jenks
 - Neighborhood workday on November 11th to clean up the common area was well attended & a huge success. Within one-hour massive amount of cleanup took place with dead trees removed, low hanging limbs removed, shrubs trimmed, etc.
 - Pine straw was recently added around the Post Office to enhance the appearance during the Christmas season.
 - Leak at the neighborhood entrance appears to have been repaired.
 - Memory Garden leadership is being turned over from Gail Shoop after 15 years of service. A huge thank you to her for her many years of service. Look for a new leader to be announced soon.
 - Longtime Landscape Committee member Glenda Darley has resigned after 20 years of excellent service. A huge thank you to her also for her many years of service.
- **Infrastructure, Pool & Safety Committee (IPS)** – Terry Upton
 - Pool repairs – Lightning damaged the pool saline sensor. Repair resulted in an over budget of \$2.8k. Additional grounding rods were added for future protection.
 - Entrance & exit signs have been installed to help with traffic flow.
 - New Post Office boxes have been received resulting in a \$2,960 expenditure not budgeted. The Board approved the purchase & the IPS committee saved \$500 by ordering in 2022. Installation will take 3-4 weeks whereas the Pine Mountain Postmistress will have to approve the installation – must meet USPO specifications.

- The exact location for installation has not been determined. Once the installation is complete the Post Office will install their own locks.
- Pool bridge repair cost much more than anticipated resulting in it being classified as a capital expense.
 - 2023 IPS Budget
 - Storm drain repairs – \$1,500
 - Pool building sidewalk concrete repair, take out roots, level sidewalk, etc. – \$1,500
 - Ground lighting at Post Office replacement – \$10k capital reserve expenditure
 - Wood fence on the north end of the subdivision repair, replace, paint as necessary along Hwy 354 on the east side of the neighborhood. Will wait until all construction complete to work on the west side neighborhood fence.
 - Crack seal/road repair \$18k – this is scheduled to be completed every other year
 - **Roads – Tom Shaver**
 - NCAT – National Center for Asphalt Technology at Auburn University came & surveyed our roads earlier this year. Several neighbors along with all board members have visited their facility including their test track. Work remains to determine the correct course of action & the economic feasibility of the different pavement preservation options available. Several neighbors commented on our road conditions, original pavement installation, potholes, raveling, lack of curbing, etc.
 - **Proposed Resolutions – Tom Shaver**
 - **Significant Expenditure Proposal** – Tom read portions of this proposal however noted that it had been communicated prior to the meeting. Some discussion occurred with most speaking against this proposal. It is important to note that one neighbor in support of the proposal wanted more information & how it was going to impact the community. They think it was important that property owners know impacts of significant expenditures. Secretary, David Adams noted he previously was in favor of this proposal. The reason he gave for his change of mind was the board has assured transparency going forward. Additionally, he noted there were more neighbors against the proposal than supporting. This proposal was not approved by a unanimous vote.
 - **Election Process Proposal** – Tom briefly explained that voting for 2023 board elections will occur at the annual meeting & the new process will incorporate secretive ballots. Some discussion transpired with most comments being against approval of this proposal. Pamela Pendergrass briefly explained the voting proxy process. This proposal was not approved by a unanimous vote.
 - **Secretary** – David Adams made a motion to hire our CPA firm to do vote counting, like other subdivisions in our area (Piedmont) rather than ask 3 neighbors to do the counting. David expressed feeling that \$70 per hour is a small fee to pay to ensure none of our neighbors have to "count votes". His motion failed due to there being no "second".
 - **Financial Report – Clark Gillett**
 - \$457k in the bank

- \$105k in First Peoples
 - \$101k Money Market
 - \$251k in Wells Fargo
- Capital Fund is \$381k
- We are over budget in:
 - Pine straw spend – \$5.4k
 - Pool repairs – \$2.6k see above for explanation
- **2023 Budget – Tom Shaver**
 - Tom reviewed the 2023 budget proposal noting the primary drivers of increased expenses are due to inflation & the recently signed three-year contract with Outdoor Detail for landscaping & garbage disposal. The final budget will be communicated via email soon.
 - A request was made that the Board consider not putting down pine straw until after all the leaves have fallen.
 - A recommendation was made to investigate financial instruments that provide a better return on our idle cash now that interest rates have risen. Some discussion transpired in support of this suggestion. The Board will investigate investing in short term, not long-term instruments, that are insured/secured for capital preservation.
 - Tom Shaver made a motion to accept the budget as presented, Pamela Pendergrass seconded, all present unanimously approved.
- **Other Business – Tom Shaver**
 - **Parking on the street**
 - Tom reiterated that parking on the street should only be done only on a short-term basis. Parking should only be on one side of the street so as not to impede the flow of traffic. It was noted that this is especially important during the Christmas season whereas a lot of delivery trucks are present, neighbors walking & riding bikes in the streets, etc. Additionally, if necessary, please make sure to use parking lots at the Post Office or Pool for your guests. Lastly, ask a neighbor who may be out of town over the holidays if you might park in their available spaces.
 - **Security**
 - It was requested that our construction gate be locked every night. It currently stays open 24/7/365. It was suggested that keys be given to builders working in the neighborhood & require that they ensure access for their contractors. This gate should be locked to provide for better neighborhood security.
 - **Pine straw**
 - It was requested contractors building the new homes on the north end of White Oak Rd be required to repair damage (potholes, replace pine straw, etc.) in the island where their construction materials & equipment parking were located.

Attachment A

<u>NAME</u>	<u>STREET #</u>
• David & Teresa Adams	245 White Oak
• Tom Shaver	208
• Steve Sherman	271
Lynn Shaw	208
KEITH & JANELA PENDINGGRASS	315 LL
PATER Kelly D. Domenico	218 White Oak
JAN Pylant - Judy Jenks	233
BILL GRIFFIN	160 MAPLE TRACE
Gail Sloop	302 Loblolly
Barbara Hipe	212 White Oak
Bill Hipe	"
David & Berta Pylant	269 White Oak Rd.
TOM McCrack	123 MAPLE TRACE
Bruce Thompson	313 Birch Lane
MIKE HURST	158 Maple TR
Julie Register	172 Maple Trace
Jeff Register	172 Maple Trace
Tom and Sherry Royer	131 Maple Trace
Larry & Jane Crane	211 Longleaf Way
Barbara Kyriache	321 Dogwood
Jerry Upton	117 Maple Trace
Clark Jelso	277 White Oak Rd
Melanie Curtis	180 Redbud Trail U
Leslie & DuBar	132 Longleaf

<u>NAME</u>	<u>STREET #</u>
• David & Teresa Adams	245 White Oak
• Tom Shaver	208
• Steve Sherman	271
Ann Shaver	208
KEITH & PAMELA PENDERGRASS	715 LL
PAT & Kelly D. Domenico	218 White Oak
JAN Pylant & Judge Jenkes	233
BILL GRIFFIN	160 MAPLE TRACE
Goul Shoop	302 Loblolly
Barbara Hipe	212 White Oak
Bill Hipe	"
David & Berta Pylant	269 White Oaks Rd.
TOM McCann	123 MAPLE TR
Bruce Thompson	313 Birch Lane
MIKE HURST	158 Maple TR
Julian Register	172 Maple Trace
Jeff Register	172 Maple Trace
Tom and Sherry Royer	131 Maple Trace
Larry & Jane Crane	211 Longleaf Way
Barbara Kuyachi	321 Dogwood
Ferry Upton	117 Maple Trace
Clark Gelert	277 White Oak Rd
Melanie Curtis	180 Redbud Trail
Gertrude Huber	132 Longleaf

→ Attendees that did not sign in:

Carol Luthman
Ken Haas

INTRODUCTION TO THE PROPOSED RESOLUTIONS

In August 2015, the homeowners of the Longleaf Community formed the Longleaf Homeowners Association, under the umbrella of the Callaway Residential Owners Association, to assume responsibility for managing Longleaf. While the Board of Directors is elected each year to direct these efforts, every individual homeowner shares in the responsibility for the health and financial stability of the Community.

With this shared accountability in mind, a group of residents is proposing two resolutions, neither of which require an amendment to the bylaws.

The first requires that the Board educate and meet with residents to discuss proposed "significant expenditures" costing more than \$25,000 and whose purpose extends beyond the current areas of Board authority listed in the Longleaf Bylaws (see list in the Resolution). If, following the meeting with Longleaf residents, the Board desires to proceed with the "significant expenditure," the Board would seek approval by Member ballot. As you will note from the list of current areas of Board authority in the proposed resolution, the definition of "significant expenditures" is very narrow and would have been applicable and used only once in the past several years.

The second outlines a policy governing Member voting by ballot. Current bylaws lack the structure to instill consistent trust in the system. Each year a new Board is left designing/revising a new voting procedure which in turn creates questions in the confidentiality and integrity of the procedure. With an approved Board policy, Members know each year ***exactly what to expect*** in terms of the voting procedure; the Board is not put in the situation of having to create/revise a procedure that may be called into question by the Members.

From early discussions at the 2022 June and September LCA Board meetings, both resolutions have changed significantly—deleting some of the suggestions heard during those meetings and adding/revising language that supports Member involvement in some of our community's most important decisions. The resolutions are not intended to reduce the authority of the Board; rather, they enhance shared responsibility for significant decisions.

**LONGLEAF COMMUNITY ASSOCIATION, INC.,
BOARD POLICY GOVERNING SIGNIFICANT EXPENDITURES**

The Board of Directors of Longleaf Community Association, Inc., seeks to promote the common interests of the Longleaf Owners. In furtherance of this objective, the Board desires the involvement of the Owners in evaluating and approving certain significant expenditures. For such expenditures, the Board intends to

- inform the Owners of the Board's consideration of the expenditures,
- provide the Owners and the Board an opportunity to discuss the merits of the expenditures,
- encourage consensus from a shared understanding of the facts relating to the expenditures, and
- create shared accountability of the Owners and the Board for the expenditures.

A "significant expenditure" is any payment of Association funds for an improvement, alteration, acquisition, activity, or repair (a) costing more than \$25,000 and (b) whose purpose is not to

- maintain, repair, or replace the roof or walls of the Association post office building or pool bath house;
- maintain, repair, or replace the Association pool, pool equipment, or pool deck;
- repave the Association roads and alleys;
- maintain landscaping for which the Association is responsible;
- apply pine straw to the Longleaf Common Area
- apply pine straw to the Longleaf Units once in a calendar year;
- remove trash and garbage from the Longleaf Common Area or Longleaf Units;
- restore damaged improvements or remove debris in accordance with Section 5.6 of the Longleaf Declaration;
- satisfy the Association's insurance obligations under Article 7 of the Longleaf Declaration;
- provide emergency services for the security, safety, or health of the Owners, the Longleaf Common Area, or Longleaf Units;
- enforce the Longleaf Documents;
- enforce Association contract rights; or
- defend a suit brought against the Association.

The Board shall not approve or make a significant expenditure unless the following conditions are satisfied:

1. The President must call a special meeting of the Members for the purpose of considering the significant expenditure. Notice of the special meeting must be given to the Members at least 30 days before the special meeting. The notice must include a description and estimated cost of the significant expenditure.

Longleaf Community Association
2022 Income Statement - Actual/Budget

11/14/2022

2022 Actual/Forecast

	January-ACT	February-ACT	March-ACT	April-ACT	May-ACT	June-ACT	July-ACT	August-ACT	September-ACT	October	November	December	Total	BUDGET
Revenue														
Service area assessments	114,370	0	0	0	0	143	134,130	0	0	0	0	0	252,793	260,838
Late fees income	225	0	0	0	0	0	368	1,144	0	0	0	0	700	0
Total revenue	114,595	0	0	0	0	143	134,498	1,144	0	0	0	0	253,493	260,838
Expenses														
Accounting fees	300	485	101	391	545	302	300	208	810	100	200	700	4,706	5,000
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	2,347
Insurance	0	0	0	0	0	0	0	0	1,123	1,500	0	0	3,220	0,000
Pool operations	520	0	0	0	545	302	0	2,537	0	15	0	0	6,885	5,000
Pool - phone	0	0	0	0	0	0	0	0	0	0	0	0	0	5,000
Pool - supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	475
Pool - repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	1,350
Landscaping contract	11,168	31,186	11,188	11,188	11,188	11,188	11,188	11,188	11,188	11,188	11,188	11,188	113,942	119,982
Landscaping - maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	2,000
Landscaping - seasonal colors	0	0	0	0	0	0	0	0	0	0	0	0	0	1,200
Landscaping - pine straw	0	0	0	0	0	0	0	0	0	0	0	0	0	62,933
Landscaping - irrigation	0	0	0	0	0	0	0	0	0	0	0	0	0	2,000
Landscaping - tree removal	0	0	0	0	0	0	0	0	0	0	0	0	0	3,000
Water	888	72	72	72	127	325	175	278	50	203	500	500	2,000	1,300
Trees and flowers	0	0	0	0	0	0	0	0	0	0	0	0	0	300
Recreation	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electricity	347	797	973	701	808	813	768	1,013	500	791	700	700	9,249	9,000
Garbage disposal	3,634	1,634	1,634	1,634	1,634	1,634	1,634	1,634	1,634	1,634	1,634	1,634	18,658	19,000
Janitorial services	852	0	0	0	0	0	0	0	0	0	0	0	0	2,075
Repairs and maintenance	284	0	0	0	0	0	0	0	0	0	0	0	0	33,000
Fast internet	0	0	0	0	0	0	0	0	0	0	0	0	0	721
Webcam	0	0	0	0	0	0	0	0	0	0	0	0	0	300
Website	0	0	0	0	0	0	0	0	0	0	0	0	0	196
Travel expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Welcome gifts	0	0	0	0	0	0	0	0	0	0	0	0	0	260
Printing and office supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	400
Postage and fax/out	14	0	0	0	0	0	0	0	0	0	0	0	0	0
Total expenses	15,528	35,238	15,136	31,174	10,838	18,038	14,389	27,882	18,539	53,906	22,648	22,639	287,931	397,618
Income/(loss) from operating	116,028	111,191	115,220	101,294	110,628	121,861	120,120	117,137	116,538	17,668	123,668	122,631	135,129	171,000
Capital Reserve Fund														
Revenue														
Capital reserve service area	17,370	0	0	0	0	0	13,100	0	0	0	0	0	34,875	34,000
Interest income	11	11	11	11	11	11	11	11	11	11	11	11	110	0
Total revenue	17,381	11	11	11	11	11	13,111	11	11	11	11	11	34,985	34,000
Expenses														
Repairs and maintenance cap	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Income/(loss) capital reserve fund	17,381	11	11	11	11	11	13,111	11	11	11	11	11	34,985	34,000
Total Income/(Loss)	133,409	122,202	126,231	112,305	121,639	132,872	133,231	137,152	137,649	17,679	134,679	133,642	170,114	305,000

Operating	
Current year expenses	207,633
Checking account change	(11,000)
Total	196,633
LOO	123
Annual operating loss/ot	3,000
Capital reserve/for	250
Total annual loss/for	2,750

**Longleaf Community Association
2023 Income Statement Budget**

12/31/2022

2023

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Operating Fund													
Revenue													
Service area assessments	0	0	0	0	0	0	151,424	0	0	0	0	0	303,723
Late fee income	0	0	0	0	0	0	0	0	0	0	0	0	0
Total revenue	0	0	0	0	0	0	151,424	0	0	0	0	0	303,723
Expenses													
Accounting fees	410	410	410	550	410	410	410	410	410	410	410	410	5,060
Legal fees	0	0	0	0	0	0	0	0	0	1,825	0	0	1,825
Insurance	0	0	0	0	0	0	0	8,220	1,225	0	0	0	9,475
Pool - operations	300	300	300	505	300	300	375	300	375	300	300	375	4,090
Pool - phone	62	62	62	62	62	62	62	62	62	62	62	62	744
Pool - repairs	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Pool - supplies	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Landscaping - contracts	11,950	11,950	11,950	11,950	11,950	11,950	11,950	11,950	11,950	11,950	11,950	11,950	143,600
Landscaping - improvements	167	167	167	167	167	167	167	167	167	167	167	167	2,000
Landscaping - seasonal colors	0	0	0	0	0	0	0	0	0	0	0	0	2,000
Landscaping - pine straw	62,000	0	0	0	0	0	4,000	0	0	0	0	0	66,000
Landscaping - irrigation	0	0	500	0	0	0	500	0	250	0	0	0	2,000
Landscaping - tree removal	1,800	900	0	800	900	0	0	0	0	0	800	1,800	7,000
Water	600	72	72	72	150	350	250	250	250	225	350	350	2,951
Taxes and licenses	0	0	0	40	0	0	0	0	0	0	40	0	180
Electricity	650	650	650	750	550	800	600	1,000	600	750	750	750	9,200
Garbage disposal	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	21,600
Janitorial services	248	248	248	248	248	248	248	248	248	248	248	248	2,976
Repairs and maintenance	1,442	1,442	1,442	1,442	1,442	1,442	1,442	1,442	1,442	1,442	1,442	1,442	17,304
Pest control	0	0	0	305	65	65	65	65	65	65	65	65	780
Website	0	0	0	0	0	350	0	0	0	0	0	0	350
Welcome gifts	0	0	0	0	0	0	0	0	0	0	0	0	0
Printing and office supplies	0	0	45	0	0	45	0	0	45	0	0	0	180
Postage and box rent	12	22	22	22	22	22	22	22	22	22	22	22	264
Total expenses	19,816	26,538	18,891	35,188	38,701	18,896	23,476	26,351	33,846	29,293	18,725	21,102	304,864
Income/(loss) from operations	331,452	(80,938)	(18,891)	(18,896)	(38,701)	(18,896)	129,948	(26,351)	(18,846)	(29,293)	(18,725)	(21,102)	(1,151)
Capital Reserve Fund													
Revenue													
Capital reserve service area	16,975	0	0	0	0	0	18,973	0	0	0	0	0	37,950
Interest income	22	22	22	22	22	22	24	24	24	24	24	24	276
Total revenue	18,997	22	22	22	22	22	18,999	24	24	24	24	24	38,226
Expenses													
Repairs and maintenance cap.	0	0	10,000	18,540	2,725	8,260	0	0	0	0	0	0	44,545
Total expenses	0	0	10,000	18,540	2,725	8,260	0	0	0	0	0	0	44,545
Income/(loss) capital reserve fund	18,997	22	(9,978)	(18,518)	(7,003)	(8,038)	18,999	24	24	24	24	24	(6,319)
Total Income/(loss)	150,445	(78,916)	(18,871)	(17,708)	(76,842)	(26,916)	148,948	(26,327)	(18,822)	(29,069)	(18,702)	(21,078)	(7,270)

	2022	2023	Change
Fee Calculation			
Operating			
Current year expenses	304,864	317,638	37,226
Checking account change	0	31,900	31,900
Total	304,864	285,738	(19,126)
Less:	134	132	2
Annual operating fees/lot	2,225	2,020	(205)
Capital reserve/lot	275	130	(145)
Total annual fees/lot	2,500	2,150	(350)
Annual fee/lot	1,275	1,175	(100)
Annual fee/lot	1,225	1,175	(50)

LOWBLEAF HOMEOWNERS ASSOCIATION
 Infrastructure, Pool and Safety Sub-Committee

November 30, 2022

2023 Capital Projects Projection

Initiation Date Assumption	PV Cost	Project Yr	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
			2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Pool Building & Bldg Area																	
Pool Resurfaces - 1st, Proj Yr 3	23,870	4				26,886											
Pool Resurfaces - 2nd, Proj Yr 14	23,870	14															
Pool Deck Repair	13,300	6						15,068									
Pool Rehabilitation Bridge	8,180	11												8,553			
Pool House Roof	10,609	6															
Pool House Paint - 1st, Proj Yr 5	6,047	4					8,906										
Pool House Paint - 2nd, Proj Yr 14	6,047	14															6,147
Pool Office, Bath & Area																	
Pool Office Painting - in/out	7,957	7								9,786							
Pool Office Roof	21,340	13															
Pool Office A/C Unit	10,609	4					11,941										34,276
Replace Pool Office Grouping Lighting	10,000	0	10,000														
Roads																	
Road Preservation		0															
Road Paving	442,434	12															830,806
Crack Fill and Road Repair	18,540	1				20,250											
Crack Fill and Road Repair	18,540	2															
Crack Fill and Road Repair	18,540	3															
Crack Fill and Road Repair	18,540	4															
Crack Fill and Road Repair	18,540	5															
Crack Fill and Road Repair	18,540	6															
Crack Fill and Road Repair	18,540	7															
Crack Fill and Road Repair	18,540	8															
Crack Fill and Road Repair	18,540	9															
Crack Fill and Road Repair	18,540	10															
Crack Fill and Road Repair	18,540	11															
Crack Fill and Road Repair	18,540	12															
Miscellaneous Items																	
Wood Fence (Round Bar) Program (32% Total)	7,725	0	7,725														
Wood Fence (Round Bar) Paint	6,000	0	6,000														
Front Entrance Sign - Replace	10,609	2			11,258												
Street Signage - Replace - Project Yr	8,305	4					7,184										
Footcandle Bridge - Woods	8,003	7															
Total Costs - Present Value	764,976		25,815	19,096	11,258	20,250	82,776	21,493	20,866	42,604	34,190	34,190	830,806	34,218	830,806	81,602	48,263

2023 Capital Reserve Analysis

Reserve Assumption	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Average Interest on Reserve	2.0%														
Annual Assessment	37,950														
Assessment Yearly Increase	5.0%														
Beginning Balance	381,160	385,303	423,630	466,381	524,244	577,132	665,724	813,607	886,209	946,746	973,380	833,887	1,021,540	920,728	896,180
Interest		7,866	8,473	9,327	10,106	10,943	11,714	12,276	13,104	14,834	16,488	16,878	20,427	10,478	11,024
Assessment		37,950	41,555	45,303	49,959	54,559	60,418	71,633	78,458	86,986	94,049	102,683	112,787	122,480	135,310
Expenditures		(25,815)	(19,096)	(11,258)	(20,250)	(21,493)	(20,866)	(42,604)	(34,190)	(34,190)	(830,806)	(34,218)	(830,806)	(81,602)	(48,263)
Ending Balance	383,305	423,500	466,381	524,244	577,132	665,724	813,607	886,209	946,746	973,380	833,887	1,021,540	920,728	896,180	869,002
Percent Fully Funded	14.77%	20.60%	37.64%	29.02%	30.7%	24.03%	13.43%	14.44%	11.4	3.07%	8.4	17.2%	16.2%	8.2%	13.7%

LONGLEAF COMMUNITY ASSOCIATION, INC.

THIRD QUARTERLY MEETING

Saturday, December 3, 10:00 a.m.

Callaway Conference Center Amphitheater
(Behind Mountain Creek Inn)

AGENDA

Welcome New Residents

Guest Speaker – TBD

Update on Roads and Research

Committee Updates

- Landscape Committee
- IPS Committee
- Social Committee

Proposed Resolutions

- Significant Expenditures
- Election Process

2023 Budget

- Operating Budget
- Capital Budget
- Projected Dues Assessment

Longleaf Community Association (LCA)

Corporate Resolution

By written consent, the Board of Directors of LCA, located at 100 Longleaf Way in Pine Mountain, GA 31822 authorizes, effective immediately, Wells Fargo Bank of Pine Mountain, Georgia to replace any current account information with the following:

Remove Ken Haas as executive with control of all accounts.


Add the following two officers:

Business Market Rate Savings Account 5837006435

Thomas Shaver President – Executive with Control

Clark Gillett Treasurer – Executive with Control

Signed this 14th day of November, 2022:

 - Director/President

Thomas Shaver

 - Director/Vice President

Pamela Pendergrass

 - Director/ Secretary

David Adams

 - Director/ Treasurer

Clark Gillett