

Longleaf Community Association, Inc.  
October Working Session  
Wednesday, October 26, 2022

**Attendees:**

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

**Working Session Minutes:**

- A motion was made, seconded & unanimously approved to accept Outdoor Detail's 3-year (2023 – 2025) landscape management proposal (see below).
- Our next quarterly board meeting is scheduled for 10:00AM December 3, 2022. The location is to be determined.



P.O. Box 334  
Hamilton, Georgia 31811  
706-375-2573 or 706-326-6518  
outdoor-detail.com

Name: Longleaf Community

Address: Callaway Garden  
City: Pine Mountain State: Ga. Zip: 31822  
Phone: 706-663-5197

## Proposal

We propose a 3-year contract (01/01/2023 -12/31/2025) to provide landscape management based on the Landscaping Contract scope of work for Longleaf Neighborhood to include 80-mina hours per week. Inverment weather would be the only reason we are not able to work. If this contract is agreeable, it will replace the current contract that will be ending 12/31/2022.

- Weekly Maintenance to include blowing off all roads, homes/ porches, and walkways.
- Maintenance of turf areas through the growing season on a weekly basis.
- Will add an additional employee through the pruning season as needed to adhere to contract scope of work.
- Pick up limbs/debris on a weekly basis and haul off site.
- Fertilization/Fire-Emergent/Weed Control will be provided in the turf areas of the pool and post office area.
- The scope of work can include other landscape related services as agreed on by both parties.
- Tim Jordan (Certified Arborist) will be overseeing the property on a weekly basis providing the crew feedback and direction. Tim will also provide consultation to the board for tree removals.
- This includes the installation and maintenance of bedding flowers/ seasonal color at the entrance. The cost of plant material will be the liability of Longleaf.
- Weekly household trash pick-up hauled off site. Trash cans will be taken back up near home after we empty.
- The monthly rate for the landscape maintenance is \$11,950.
- The monthly rate for trash pickup is \$1,800.

We will provide our services as follows: (Current schedule is highlighted.)

### Schedule #1

(52 Visits)

The monthly charge for these services will be \$13,750.00 per month for 36 months. January 01, 2023-December 31, 2025.

There may be an additional charge for materials and services not specified in the contract.

If either party does not keep its obligation to this contract, it can be void with a 30day written notice.

Mary Harris / Scott Ornel

October 2022

Signature

Date

*Scott Ornel*      *11/3/2022*  
*Langley Comm. Assn.*



# Longleaf Community Association

2023

## Longleaf Landscape Maintenance

### Scope of Work

(Homes and Common Area)

The Longleaf Community Association presents the following Landscape Maintenance Scope of Work for 2023. The Scope of Work is separated into two areas. Therefore, bids will be accepted for each Scope of Work and two separate contracts will be offered.

- 1) Scope I - General Landscape Maintenance
- 2) Scope II - Pruning of Trees, Shrubs and Ornamentals
- 3) Scope III - Tree Removal - Seek expert, professional recommendation of the requested removal of trees' impact on the landscape of the structures and streets prior to approval.

### General Information

1. Any and all work requested by homeowners beyond the Scope of Work outlined below is NOT to be completed by the Contractor. For such work, homeowners may refer to the Preferred Providers list for recommendations of companies or persons who can be hired for personal yard work.
2. A notebook will be provided to the crew manager that will include a map of the neighborhood with homeowner names and contact numbers coded to the map.
3. The crew manager may communicate with homeowners and the Landscape Committee Chair (or designee) as needed.
4. Homeowners are given the option of opting out of some services (i.e. pruning, weed control, irrigation Spring start-up and Winter shut-down) included in the Scope of Work. These names and addresses will be provided and marked in the crew manager's notebook.

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## SCOPE 1 - GENERAL LANDSCAPE MAINTENANCE

### Scope of Work for Individual Homes

1. Contractor will perform all scope of work described below every week Monday through Friday.
2. Blow front and back walkways, open porches, patios and driveways once per week with a preference of Thursday or Friday.
3. Pick up yard debris placed at curbside (streets and alleys) by owners one day per week with the preference of Monday.
4. When in Longleaf residential yards:
  - \* Inspect property for landscape problems such as dead trees, damaged trees, flooding, etc. and notify owners or chair of Landscape Committee (or designee) of unusual situations.
5. Repair ruts and wash out areas within one week.
6. Maintain weed control, remove volunteer trees and keep pine straw and debris from all "storm" gullies and drains.
7. Maintain weed control, remove volunteer trees and pick up debris from within four foot (4') easement of roadways and alleyways.
8. Prune trees, shrubs and plants so that street and street sign visibility is clear to pedestrians, cyclists and vehicle drivers.

### Scope of Work for Common Area – Entrance Island & Post Office

1. Mow and edge once per week
2. Blow once per week with a preference of Thursday or Friday, or as required after storms, etc.
3. Control weed growth on property.
4. Debris and dead limb removal weekly (more frequently when required after storms, etc).
5. For grass areas, Contractor to establish a Turf Management Program (which would include the use of fertilizer, fungicide, and pre-emergent herbicide – contractor choice as to what and how much) doing what is necessary to establish and maintain an attractive lawn area. Contractor to over-seed all turf areas with Rye grass in the fall.
6. Irrigation system (this applies to all Common Area irrigation);
  - Irrigation system will be monitored by Contractor and the controller(s) will be checked on a weekly basis for appropriate watering.
  - Spring start-up and winter shut-down will be provided as part of general maintenance.
  - Contractor will check the irrigation system weekly from April through October for proper operation and coverage as part of general maintenance.
  - \* Contractor-identified issue with an estimated cost of less than \$50 – Contractor is authorized to complete the work to correct the issue with no further approvals required.

# Longleaf Community Association

- \* Contractor-identified issue with an estimated cost of greater than \$50 – Contractor must contact the Landscape Committee Chair or designee to present the issue including the estimated cost to correct the issue. Upon approval, the Contractor may proceed with the work to correct the issue.
  - \* In both cases, the Contractor must bill the Longleaf Community Association for the work completed for payment.
7. Repair ruts and wash out areas within two days.
  8. Prune trees, shrubs and plants that interfere with lines of sight at all intersections and along roadways and alleyways so that street and street sign visibility is clear to pedestrians, cyclists and vehicle drivers.
  9. Ant control.

## Scope of Work for Common Area – Pool

1. Mow and edge one day per week (growing season and when necessary).
2. Blow pool deck, picnic patio, and walkways one day per week and as necessary after storms, etc., during season and walkways only during the off-season.
3. Control weed growth on property.
4. Debris and dead limb removal weekly (more frequently when necessary)
5. For the grass area, contractor to establish a Turf Management Program (which would include the use of fertilizer, fungicide, and pre-emergent herbicide – contractor choice as to what and how much) doing what is necessary to establish and maintain an attractive lawn area without crab grass and weeds. Contractor to overseed all turf areas with Rye grass in the fall.
6. Ant control.
7. Maintain flowering plants and ornamentals by fertilizing, dead-heading, etc., as necessary.
8. Irrigation system;
  - Irrigation system will be monitored by Contractor and the controller will be checked on a weekly basis for appropriate watering as part of the irrigation budget.
  - Spring start-up and winter shut-down will be provided as part of the general maintenance budget
  - Contractor will check the irrigation system during the months of April through October for proper operation and coverage.
  - \* Contractor-identified issue with an estimated cost of less than \$50 – Contractor is authorized to complete the work to correct the issue with no further approvals required.
  - \* Contractor-identified issue with an estimated cost of greater than \$50 – Contractor must contact the Landscape Committee Chair or designee to present the issue including

# Longleaf Community Association

the estimated cost to correct the issue. Upon approval, the Contractor may proceed with the work to correct the issue.

- \* In both cases, the Contractor must bill the Longleaf Community Association for the work completed for payment.

## Scope of Work for Common Area – Playground

1. Control weed growth on playground and surrounding area.
2. Debris and dead limb removal weekly (more frequently when necessary).
3. Inspect playground surface weekly and level it out with a rake if needed.
4. Ant control

## Scope of Work for Common Area – Bike Trail

1. Blow one day per week.
2. Control weed growth on property.
3. Debris and dead limb removal weekly (more frequently when necessary).
4. Clip or remove branches that might encroach on the path, with the safety of a bike rider in mind.
5. Ant control.

## Scope of Work for Common Area – Roadways & Alleyways

1. Blow one day per week.
2. Debris and dead limb removal weekly (more frequently when necessary).
3. Repair ruts and wash out areas within two days.
4. Maintain weed control, remove volunteer trees and keep pine straw and debris from all "storm" gullies and drains.
5. Maintain weed control, remove volunteer trees and pick up debris from within four foot (4') easement of roads and alleys.
6. Clean pine straw and debris from road drains when necessary.
7. Prune trees, shrubs and plants that interfere with lines of sight at all intersections and along roadways and alleyways so that street and street sign visibility is clear to pedestrians, cyclists and vehicle drivers.
8. Ant control.

# Longleaf Community Association

## **SCOPE II – TREE, SHRUB and ORNAMENTAL MAINTENANCE**

### **Scope of Work for Individual Homes**

Not less than twice per year, each individual home (entire lot) will receive:

1. Full walk through and review to determine pruning needs for shrubs, ornamentals and small trees, according to specific plant needs. Hand prune said shrubs, ornamentals and small trees to conform with natural growth habit.
2. No pruning will be done any higher than the 1st floor of the home.

### **Scope of Work for Common Areas**

Not less than twice per year, all Common Areas will receive:

1. Full walk through and review with a Landscape Committee member or members to determine pruning needs for shrubs, ornamentals and small trees, according to specific plant needs. Hand prune said shrubs, ornamentals and small trees to conform with natural growth habit.
2. Fertilize shrubs and small trees with slow release fertilizer (once per year in the spring).



Longleaf Community Association, Inc.  
2<sup>nd</sup> Quarter Board Meeting  
Saturday, September 10, 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:
  - Eddie Davis – 322 Dogwood Way
  - Gary & Cindy Hallowell – 124 Longleaf Way
  - Jack & JoHree Pezold – 320 Dogwood Way
- Callaway Gardens Update Lance Bedgood, Director of Horticulture
  - Everything is looking good for the upcoming Pumpkin Fest
    - Mr. Cason's Vegetable Garden including the Victory Garden is reopening soon as a corn maze & pumpkin patch. The sodded area in Vegetable Garden will be used for outdoor games such as corn hole, etc. & possibly, in the future for weddings. There is also a possibility that this area could include a large screen TV to air football games.
    - Patricia Collins provided the history of the Vegetable Garden to the Executive group.
    - During Pumpkin Fest they are establishing a photo op area at the entrance to the Vegetable Garden.
    - Tuesday September 13 mums will be delivered & they will be setting them out on the beach side & planting them on the Vegetable Garden Side.
  - The Victory Garden will open in the spring of 2023 as show piece for the spring Flower Fest. 130k tulip bulbs have been ordered & will be planted where the pumpkins & sunflowers are now planted.
  - The corn maze will become a major showcase in the Gardens after Pumpkins & Fantasy in Lights are over. The Summer Flower Show will be in the Gardens.
  - Sibley Center – Herschend Family Entertainment (HFE) sees great value in this facility. While there are no immediate plans HFE has expressed various visions as to what the Sibley Center could be transformed into. The greenhouses will stay. There is also talk of involving a university & establishing a research center in

conjunction with that university. Some additional options include a restaurant, wedding venue, etc. Everyone in the room was very encouraged.

- Callaway is looking to re-invest in hiking trails.
- Many infrastructure projects are happening around the Gardens including:
  - A new road culvert is being installed at the end of Robin Lake. Due to trolley traffic, there is a sense of urgency to get this culvert in place.
  - 5-mile road will be closed by Whippoorwill Lake September 13<sup>th</sup> – 15<sup>th</sup> as a new Fantasy in Lights scene will be installed during that time. The road will be closed so please find another way around the lake to your destination.
- An outside contractor has been spraying herbicide in the area around the old Sales Office to help eradicate some of the more aggressive plant growth allowing for future improvements in this area. They are trying to clean this area up & maintain it, so they don't have to keep burning it.
- There is constant talk about an RV park at Callaway of which there are numerous possibilities. Even though there are no immediate plans some possibilities include Laurel Springs as well as Discovery Center Parkway.
- Several retired HFE executives have come to Callaway to work – like Sonny did, they are already on site.
- Champions Grill is looking to be open at night for cocktails on the patio & small bar food like meals. Lighting has already been established there.
- HFE is evaluating doing catering out of the Gardens Restaurant & perhaps more.
- Royal Flush port-a-lets will be at Pumpkin Fest & will be the bathroom in the Vegetable Garden Area. They are going to rebuild the bathroom at the Chapel. Right now, there is a Royal Flush in the Chapel Area.
- Lance greatly appreciates all volunteer help. He is hiring!! He's having a hard time finding applicants.
- Minutes for the June 11, 2022, meeting was unanimously approved.
- IPS Committee – Terry Upton
  - Pool has redundant equipment that allows for continuous operations should failure occur.
  - After considerable effort by several neighbors the pool phone is now working – great work!
  - **The pool will close on Sunday evening October 30<sup>th</sup>**
  - Terry discussed adding more post office boxes with the Pine Mountain Postmistress. This suggestion was made during our June 2022 meeting. Both agreed this is a much-needed addition to our Longleaf Post Office. This will be included in next year's budget. To add more boxes will cost approximately \$3,500.
  - Terry noted we have approximately 20 storm drains in the neighborhood & three of them need repair, especially the one on Maple Trace, the others needing repair are on Longleaf Way & White Oak Rd.
- Landscape Committee – Lynn Shaver reporting for Judy Jenks
  - A team is now watering the new azaleas in the common area
  - Outdoor Detail has been unsuccessful as they have attempted to repair the leaking sprinkler at the front entrance – efforts will continue

- Social Committee Upcoming Events – Margaret Kee
  - Tailgate Party at the Post Office on October 7<sup>th</sup> 5 - 7 PM
  - Christmas Tree Lighting – Friday after Thanksgiving, November 25<sup>th</sup> at the Post Office
  - Ladies Luncheon has been turned over to the Social Committee
  - Suzie has turned the Ladies Luncheon over to the social committee. It is schedule for February 16<sup>th</sup> at Suzie's house.
  - Progressive Dinner will be December 10<sup>th</sup> – 3 houses have given consent the names were not provided.
- Financial Report – Clark Gillett
  - \$513k in the bank
    - \$162k in First Peoples
    - \$101k Money Market
    - \$250k in Wells Fargo
  - \$318 in Capital Fund
  - We are over budget in:
    - Pine straw spend
    - Phone is currently being charged on business rate. This error will be corrected.
- Tom Shaver
  - New Longleaf website coordinator – Gary Hallowell
  - Tom discussed the consulting contract with Auburn University's, National Center for Asphalt Technology (NCAT). Their consulting fee was only \$950. Tom offered to take all interested neighbors to view NCAT's test site. Their test site includes 28-year-old roads where some 25 different pavement preservation techniques were applied 10 years ago. Longleaf roads were rated by NCAT at 85% out of 100%. Consultant advised to not wait until your roads are totally depleted before you do pavement preservation. Tom said there are 4 processes that appear to be viable options. However, analysis (cost benefit, etc.) will need to be completed before the best option can be identified.
  - Contractors coming into the community need to be conscious of their noise level. There was a cement pumper truck that came into the neighborhood one Saturday around 6:30 AM. This should not happen.
  - Only contractors should be using the construction entrance located off White Oak Rd. Lastly Tom requested all residents to avoid construction sites. Please don't use the construction entrance. Currently there are two building contractors in Longleaf doing work. Bee Smart Construction Co. & Jim Brown's group
  - Outdoor Detail has been spraying as well as mosquito companies. Be aware & use safety precautions.
  - Two proposals submitted by residents for resolutions for the community. 1– Voting Procedures; 2– Significant Expenditures over \$25,000. These documents will be distributed soon. Please email your comments to the entire Board – the Board wants community input. Only the Board will be voting on these proposals.
  - Michael Key replaced Tim Whitehead as Callaway Director of Engineering.
  - A resident questioned where the doggie-do dispensers are located. There are 3 located in & around the Longleaf natural area.

- A resident asked, what are the plans for the Mountain Creek Inn. No one knew the answer.
- Callaway's sales contract with HFE has not closed – YET!! Hopefully it will close by the end of September.
- Fiber is already installed at the Lodge & Spa
- Lodge & Spa parking lot resurfacing is on hold until spring.

LONGLEAF BOARD MEETING  
SEPTEMBER 10, 2022

<u>NAME</u>	<u>STREET #</u>
TOM SHAYER	208
KEITH & PAMELA PENNINGTON	215
Cecil Snapp	302
Jerry Upton	117
<del>Barbara Underwood</del>	215
David Adams	245
Christin & Ken Haas	178
Martha - See Byrle	304
Patricia LeDin	315
TOM & SHERRY ROYER	151
TOM McCANN	123
John Senecal	144
Maurice McAllister	144
Clark Elliott	211
DIANE McALROSS	121
Barbara Keywicki	321
Peggy Elder	309
Joye Shaw	208
Margaret Kee	149
Senta Polant	269
Suzanne Edson	127
<del>Carl Rott</del>	209
Betty Croft	119
MILO HURST	158

<u>NAME</u>	<u>STREET #</u>
George Coyner	301 Loblolly Ct.
Leslie Hudson	132
Ed Hudson	
Jane Crane	211 Longleaf
Stacy Crane	211 Longleaf
Gary Hallonell	124 "
Cindy O'Connor	124 "
Lorraine Berry	
Don Widdick	116
Pet & Kathy O'Donn	218 White Oak
Marilee & Bill Wren	212
Jeff Register	172 Maple Trace
Rick & Renee Hernandez	155 "
Carol Luthman	#174
Laura Anderson	162 Maple Trace
Geo Baccari	259 White Oak
Lorraine Berry	156 Maple Dr
M. L. Hartman	306 Loblolly Ct
Jim + Jean Boyer	168 Maple Trace
Rick & Laura Fly	146 Maple Trace

# **LONGLEAF COMMUNITY ASSOCIATION, INC.**

**2nd Quarter Board Meeting**

**Saturday, September 10, 2022 – 10:00AM**

## **AGENDA**

### **Welcome – New Residents**

- **Eddie Davis – 322 Dogwood Way**
- **Gary & Cindy Hallowell – 124 Longleaf Way**
- **Jack & JoHree Pezold – 320 Dogwood Way**

**Special Guest – Lance Bedgood, Dir. of Horticulture, Callaway Gardens**

**Approval of Minutes from June 11, 2022**

**IPS Committee Report (and Capital Update) – Terry Upton**

**Landscape Committee Update – Lynn Shaver**

**Social Committee Report – Margaret Kee**

**Real Estate Report – Lisa Pound**

**Financial Update – Clark Gillett**

### **OLD BUSINESS**

- **Additional Parcel Boxes – Budgeting for next year**
- **Storm Drains – Repair work approved**

### **NEW BUSINESS**

- **New Website Coordinator: Gary Hallowell**
- **Roads**
  - **Consulting Report from NCAT - \$950**
  - **Scorecard – 85/100**
  - **Visit to Lee Road 159**
  - **Identify preferred asphalt preservation methods**
  - **Obtain cost estimates**
- **AT&T Pool Phone – Resolved?**
- **Resident Proposal – Significant Expenditures**
- **Resident Proposal – Election Procedures**
- **Construction Noise Issues/Construction Traffic**
- **Round-Up and Mosquito Control Chemicals**

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Longleaf Community Association, Inc.  
1<sup>st</sup> Quarter Board Meeting  
Saturday, June 11, 2022 10:00AM

**Board Attendees:**

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

**Location:** Longleaf Green Space adjacent to the Pool

**Member Attendees:** see Attachment A below

**Meeting Minutes:**

- Tom Shaver opened the meeting welcoming new residents:
  - Susan Anderson, 135 Maple Trace
  - Kim & Rona Brandell, 293 White Oak Rd
  - Robert & Sara Caiola & Jerry & Lisa Ison, 326 Dogwood Way
  - Micky & Sue Tatum, 114 Longleaf Way
- Callaway Gardens Update Sonny Horton, VP & General Mgr.
  - Herschend Entertainment bought resort assets & is leasing the Foundation assets.
  - Herschend will begin investing in the resort including, paving at the beach, Lodge & Spa room renovation, Lodge & Spa parking lot improvements, installation of 10 cabanas for rent.
  - Two shows have been added during Summer Family Adventures (SFA) the Illinois State University circus & a magic show. The ISU performers serve as SFA counselors.
  - 53 Dominican Republic students hired to supplement summer labor shortage
  - Executive Director will be hired in the future with a focus on fundraising
  - Irrigation being added to Mr. Cason's garden which will be transformed into a Corn Maze, pumpkin patch, & sun flower patch for the Pumpkin Festival
  - Fantasy in Lights will celebrate its 30th Anniversary this year with the addition of a new scene at Whippoorwill Lake
- IPS Committee – Terry Upton
  - New Members & their focus, Leo Berard – pool, Ed Hudson – Grill, Jeff Register – Pool, Ray Smith – Grill, Linda Souhrada – Blue Street reflector monitor used for fire notifications
  - Pool – in best shape in a long time, new filter tank installed December, replaced electronics spring, & pressure washing included donated teak benches which were stained

- Bridge – repair identified extensive rot damage, touchup painting to be completed once wood has dried out & pollen season is over
- Wood chips donated by the city of Pine Mountain Mayor Keith Pendergrass saved the neighborhood from having to purchase
- Landscape Committee – Betty Croll
  - Spring/summer plantings & large rocks added to the entrance natural area to prevent damage – ferns & other plantings have been added around the rocks
  - Large rocks & plantings added around the Post Office
  - Crêpe Myrtle next to the pool is doing good
  - Outdoor Detail is currently pruning the west side with plans to move to the east side next – there is a possibility of a third pruning
- Real Estate – Lisa Pound
  - 2022 3 home & 2 lots sold year to date
  - Lot 110 sold recently – hope to begin construction soon
  - Jim Brown home under construction recently went under contract
  - 3 lots are left in the subdivision - #61, #62, & #63
  - Once all lots are sold Callaway representative serving on the Board will become a non-voting member
- Financial – Clark Gillett
  - \$144k member equity used for daily operations
    - Variances in pine straw & repairs/maintenance
  - \$369k capital reserve equity
- Capital Reserve – Tom Shaver
  - Bridge repair scheduled for 2025 recently completed will be moved in later years
  - On the schedule for 2022 – road seal coating (see below), any painting or repair work on wooden fence along Highway behind White Oak Rd will be delayed until all home construction is completed.
- Old Business
  - Facebook – Tom Shaver
    - Joan Johnson will take over as administrator
  - Request for Community Approval of \$25k+ expenses see Attachment B below – David Adams read the proposal
    - Much discussion both pros & cons were made by both Board members & neighborhood members. No action was taken whereas the Board will discuss this further in their upcoming working sessions.
  - Roadways Status – Tom Shaver
    - Much discussion both pros & cons were made by both Board members & neighborhood members. After that discussion was complete Pamela Pendergrass made the motion in Attachment C below. Tom Shaver seconded the motion. This motion passed unanimously.
    - Several neighbors mentioned they would like for NCAT to provide a listing of communities that have used seal coating so they can visit those installations & see their road condition.

- Tom Shaver noted that quote to repave this year is up 25% & that repairs & crack sealing should be done as needed – annually if possible
- It was noted that there are several areas in Callaway that you can see seal coated roads:
  - Golf course clubhouse parking lot
  - Three Mile Beach Dr. in front of the Lodge & Spa seal coated & patched in different spots
  - Villas – seal coated the first half of the road, the second half a 3mm asphalt coat was installed
- New Business
  - Due to the enormous amount of packages being received it was recommended that new large post office boxes or receptacles for packages be installed in the Post Office – the Board will evaluate
  - The Longleaf Community website needs enhancements with updated pertinent legal documents – Richard Young is the website administrator – the Board will evaluate

## Attendance

June 11, 2022

Jane Crane  
 Bob & Marlene Burger  
 Teresa Adams  
 Paul & Patsy Longyear  
 Mike & Mary Ann Hamilton  
 Nancy & Liederre 1.64  
 Patricia Collins  
 Minda Parley  
 Ashley & Demetria Dobbs  
 Sissy Edson  
 Keith & Pamela Pendergrass 2.15  
 Lisa Pound  
 John Sautling  
 Gloria Boyer  
 Chris Boyer  
 Bruce Thompson  
 Jerry Taylor  
 Carol & Frankman  
 Greg & Sharon Maxwell  
 Mullin John  
 VAN & NANCY BAKER  
 Linda Sutherland  
 Dean & Jill Boyer  
 TOM MCCANN  
 Ken & Christie Haas  
 Barbara Kymwick  
 Margaret Keck  
 Bette Bastian  
 Harry Boyd  
 Richard & Vesela Wagner  
 Jean Johnson  
 Barbara Bell  
 Rick & Berni Hermans  
 Karen & George Comter  
 Tom & Sherry Royer  
 AL & Velda Shakerford

Jeff and Julie Register  
 MIKE HURST  
 MARTHA-SUE BLYTHE  
 Betty Croll & Dennis  
 SEY & TERRY & Sherry  
 Ola Foster  
 Don Whelan

**PROPOSED AMENDMENT TO  
THE BY-LAWS OF  
LONGLEAF COMMUNITY ASSOCIATION, INC.**

**Summary of Proposed Amendment:**

The approval of financial expenditures for an LCA project exceeding \$25,000 shall require (1) a written needs assessment report and (2) a community vote by written, sealed ballots.

**Reasons for the Proposed Amendment:**

1. To *inform the community in advance* of any significant needs/projects that would warrant expenditures exceeding \$25,000.
2. To *enable the community to engage in an informed debate* regarding the value of the project warranting the expenditures.
3. To *ensure that all parties—Board and residents—have the same understanding* for the needs of the community so as to encourage unified support for the expenditure of the finances for the project.
4. To *create shared responsibility for* the accountability of expenditures of projects exceeding \$25,000.

**Proposed Amendment**

- A. Approval of financial expenditures for non-emergency projects exceeding \$25,000, to include such significant increases in the operational budget and adjustments to the capital reserve plan. Such approval:
1. Requires that the Board seek a written needs assessment report performed by an independent, non-partisan (no conflict of interest or the appearance of conflict of interest) consultant or consulting firm with expertise in the area. The final report shall be forwarded to the LCA Board of Directors for review and discussion, and then to the Longleaf community along with the recommendation of the Board.
  2. Requires that the Board notify the community 30 days prior to the voting process that a community forum/gathering will be held to discuss all options for the projected expenditure.

3. Requires that (a) voting by written sealed ballot shall be open for 30 days immediately following the informational community forum/gathering; (b) all votes shall be counted by a non-partisan 3rd party whose identity will be made known to the community prior to voting; (c) all votes shall be opened and counted by the non-partisan 3rd party after the close of the voting period; and (d) voting results shall be forwarded to the President of the Longleaf Home Owners Association in writing by the non-partisan, 3rd party.
4. Requires the LCA President to communicate the results to the Board and to Longleaf Members. The effective date shall be in accord with bylaws requirements.

B. ***Emergency financial expenditures*** for projects exceeding \$25,000 normally pertain to significant security, safety and maintenance issues. In such cases, the LCA President shall notify the community regarding the projected expenditures and, without community vote and approval, the Board shall approve those expenditures by unanimous vote only.

**Suggested inclusion in the Bylaws:**

Article 4: Longleaf Board of Directors: Selection, Meetings, Powers

Section C. 4.15 Duties

MOTION

- I move that the Board should contract with the National Center for Asphalt Technology (NCAT) for up to \$1,500 to complete a written assessment of the current condition of our roads and provide recommendations for specific treatments that may achieve the desired longevity enhancements.
- Once that information is received, we will obtain bids on the recommended procedure and determine the cost/benefit advantage. The Board will share info from NCAT to the community.
- If the Board deems it feasible, it will go to the community for a vote to proceed or not.
- This motion was made by Pamela Pendergrass and seconded by Tom Shaver. It passed unanimously.



**LONGLEAF COMMUNITY ASSOCIATION, INC.**

**1<sup>st</sup> Quarter Board Meeting**

**Saturday, June 11, 2022 – 10:00AM**

**AGENDA**

**Welcome – New Residents**

- Susan Anderson – 135 Maple Trace
- Kim & Rona Brandell – 293 White Oak Road
- Robert & Sara Caiola and Jerry & Lisa Ison – 326 Dogwood Way
- Micky & Sue Tatum – 114 Longleaf Way

**Special Guest – Sonny Horton, V.P./General Mgr., Callaway Gardens**

**IPS Committee Report – Terry Upton**

**Landscape Committee Update – Betty Croll**

**Real Estate Report – Lisa Pound**

**Financial Update – Clark Gillett**

**Capital Reserve Status**

**OLD BUSINESS**

- **FACEBOOK Coordinator: Pamela Pendergrass**
- **Request for Community Approval of \$20k+ expenses**
- **Roadways - Status**

