

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
LONGBLEAF COMMUNITY ASSOCIATION, INC.**

A regular meeting of the Board of Directors of Longleaf Community Association, Inc., was held at 200 Longleaf Way, Pine Mountain, Georgia, on June 29, 2024, at 10:00 a.m.

Present were directors David Adams, Carol Luthman, John Snelling, and Michael Hartenstine. Also present were the Association members listed on Attachment A to these minutes. Director Sonny Horton was absent. Mr. Adams acted as chairman of the meeting.

1. Welcome and Greetings

Mr. Adams welcomed all those present and identified the following new Longleaf residents: John and Colleen Lindstrom, Tom and Maureen Pate, Joe and Joy Dasher, and Jim and Carlene Peace.

2. Approval of Minutes

Upon motion duly made and seconded, the board unanimously approved the minutes of the March 2, 2024, organizational meeting of the board.

3. Financial Matters

Mr. Snelling stated the Association's expenses through May 31, 2024, were under budget. He continues to seek a resolution of the problem members with Apple computers have had in displaying emailed assessment invoices.

4. Callaway Resort and Gardens

Mr. Adams introduced Clarissa Chaudoin, who gave an update to operations at Callaway Gardens. She noted the following:

- Renovations to the dining pavilion and restrooms at Robin Lake Beach will be complete by Labor Day.
- Fireworks will be offered on July 4, 5, and 6.
- A new director of maintenance and engineering has been hired. Vacancies in the positions of food and beverage director, marketing director, and director of horticulture need to be filled.
- At least 20 balloons are expected for Labor Day.
- A new sunflower design will be used for the corn maze at the Pumpkin Festival.
- There will be no changes this year to Fantasy in Lights.
- Santa Claus breakfasts will be offered in December.
- A children's playground at Robin Lake Beach will be opened for July 4.
- Plans for a new security checkpoint on Southern Pine Drive have been deferred to 2025.

5. IPS Committee

Terry Upton, chair of the Infrastructure, Pool, and Safety Committee, reported on committee activities since the Association annual meeting. His report is attached to these minutes as Attachment B.

6. Landscape Committee

Judy Jenks, chair of the Landscape Committee, reported on committee activities since the Association annual meeting. Her report is attached to these minutes as Attachment C.

7. Social Committee

Tracy Lips delivered the report of the Social Committee. The Garden Stroll in May featured several neighborhood properties. The Tailgate Party, tree lighting, and Christmas luncheon will be scheduled later this year. Norah Shoop, granddaughter of Gail Shoop, invited owners to participate in a golf cart parade she is arranging July 4.

8. Tree Removal Procedure

Ms. Luthman updated the members on potential changes to the Association's tree removal procedures.

Following discussion of the issue at the June 10, 2023, board meeting, the board sent a survey to the members in July 2023. Of those responding, 69 percent favored adoption by the Board of a rule specifying criteria for removal of larger trees on Longleaf lots, requiring board approval for removal of larger trees, and establishing fines for violation of the rule. Other respondents favored the right of owners to remove trees from their respective lots in their own discretion without oversight or approval of the board.

At the September 16, 2023, board meeting, the board directed the Landscape Committee to develop a proposed rule governing removal of trees on Longleaf lots for board consideration. The Landscape Committee submitted its proposed rule to the board in November 2023.

Since the March 2, 2024, annual meeting, the board has on four occasions discussed the survey results, the Landscape Committee's proposed rule, former tree removal requests and reasons, and other information relevant to tree removal. The board's goal is to develop an effective and long-term policy to support both an owner's aesthetic vision for their lot and the community's stewardship of its native forest environment.

The board currently envisions inclusion of the following in a new tree-removal rule:

- "Larger" trees would be defined as trees having a circumference greater than 25" as measured between 4 and 4.5 feet above the ground.
- Owners would be required to complete a form describing each proposed removal of a larger tree and a plan with a timeline for replacement of trees by the owner.
- The board would be responsible for approving the proposed tree removal and

the replacement plan and its timeline.

- Owners violating the rule would be subject to fines up to \$2,500.

The board continues to consider criteria for acceptability of a replacement plan (number, kind, size, and placement of trees), protocols for evaluating and monitoring replacement plans, and imposition of fines.

9. Speeding and Parking.

Mr. Adams reported he receives more complaints from owners about parking violations than anything else. He urged owners to use common sense and avoid parking vehicles in the street. Vehicles should be parked in garages or driveways. The parking lots at the post office and pool should be used for overflow or guest parking.

Mr. Adams encouraged all owners to maintain a slow speed when driving through the community. Speeding by contractors, delivery personnel, and owners remains a problem.

10. Construction Entrance

Mr. Adams elicited member comment on the desirability of the association's purchase of one of the remaining lots along the northern boundary of the community. Several possible uses of the lot were discussed.

11. New Website

Dean Boyer announced the association's new website would be launched in July.

12. Member Comments

Gail Shoop discussed the importance of locating sewer traps on each lot in case of plumbing emergencies. Jeff Register commented on the steep increase in assessed property values.

13. Adjournment

There being no further business, the meeting was adjourned at 11:32 a.m.



Michael Hartenstine
Secretary

<u>Name</u>	<u>6-29-24</u>	<u>Address</u>
Teresa & David Adams		245 White Oak Rd
Gary Hallowell		124 Longleaf
Tom Shaver		208 White Oak Rd.
Jeff and Julie Register		172 Maple Trace
KEITH & PAMELA PENDERGRASS		215 LONGLEAF WAY
Glenda Darley		312 Birch Lane
DIANE MCGRELESS		121 MAPLE TRACE
Barbara Lipe & Bill		212 White Oak Rd.
Beverly & Don Whiddon		319 Dogwood Way
GREG HOWELL & Sharon		118 LONGLEAF WAY
Maura McAllister / John Senecal		144 Maple Trace
Dean & Jill Boyer		168 Maple Trace
Rich & Ursula Wagner		166 Maple Trace
Alice Tompkins		205 Longleaf way
Sherri & Ken Rainer		201 Longleaf way
Jane Crane		211 Longleaf Way
Kou Haas		178 Redbud Trail
Hester & Sharon Langer		140 Maple Trace
MIKE NURST		158 Maple TR
Joe Brazell		318 Dogwood way
Tracy Lips		235 White Oak
Margaret Lee		149 Redbud
Judy Jenks & Jan Pylant		233 Longleaf
Jenny Hyster		117 M.T.
Barbara Kywicki		321 Dogwood Way
Melanz & Joe Army		22
		227 Longleaf

Attachment B

1. IPS Committee member Ed Hudson coordinated the spring pressure washing and painting project in mid-April. He revised the scope of work budgeted last fall for this project and renegotiated the pricing with our service provider. These changes resulted in the project coming in about \$4,300 under budget. Some of the scope of work with this project is non-recurring and is only budgeted as needed. Examples are the fire hydrants painted last year and the street sign posts and arms painted this year.
2. IPS Committee member Jeff Register coordinated the Longleaf pool opening preparation in late April. Several IPS Committee members pressure washed the pool furniture and placed it around the pool deck.
3. Eddie Davis coordinated the replacement of a rotted street sign post at the corner of Longleaf Way and Dogwood Way. Also installed on the same day by our sign service provider was a revised entrance sign stating "Private Residences" on top of the sign and "Entrance" below this notice.
4. A couple of small electrical projects have been identified and will be performed in a month or two pending board approval.
5. Two of the four light bulbs in the Longleaf pool are out and will be replaced as soon as possible.
6. The flat portion of the pool bridge has some early rotting of the bracing under the Trex boards. Repairs will occur in the fourth quarter of this year or first quarter of 2025 subject to board approval. There is no safety problem with the bridge at this time.
7. Gary Hallowell coordinated the spreading of mulch around the playground area during the Landscape Committee's workday. What was thought to be a 15-minute project turned out to be one hour.
8. IPS Committee member Leo Berard took the lead on first acquiring and installing an AED machine in the women's bathroom at the pool building. He then developed a CPR/AED training session for Longleaf residents. Nineteen residents attended the training session.

Attachment C

REMARKS TO LONGLEAF COMMUNITY ASSOCIATION June 29, 2024

Since the Annual Meeting in March the Landscape Committee has overseen or accomplished the following:

Application of pine straw on all residential properties occurred the first week of March. This was a complete application to the front, sides and back of all homes. We are very grateful to John Hasting for overseeing this very large and sometimes complicated work. The Committee felt the pine straw was of good quality and that we had a sufficient amount to complete a good coverage throughout the community.

During our April meeting we made the decision to enlarge and enhance the Memorial bench and garden. This project was headed up by Kay Berard and Maureen McAllister. Although Kay and Maureen did much of the early work, the entire Committee assisted in the clean up of the area, moving and relocating stones, enlarging the area and planting ferns. Two chairs and a bench were moved from another area in the Commons to the Memorial bench area, providing more seating and a focal point for the area. Irrigation was provided to the ferns by Ed Hudson, which is greatly appreciated. The Committee will not have to haul water this summer to keep those plants alive and thriving.

The Committee had a work day in June to spread mulch on the paths, prune dead & dying shrubs, plant ferns and finish up in the Memorial area and do a general clean up. We had a wonderful turn out of neighbors and accomplished a great deal in less than an hour and a half, just before it started raining. Many thanks to all who came and worked so hard to keep the Commons the welcoming place it is for our community.

In early June pine straw was spread in the Entrance Island, around the entrance/exit areas and around the Post Office. Another similar application will take place in late November.

Today the Landscape Committee is having a Memorial to remember the lives of our neighbors Howard Busbee, Varese Chambless, Dennis Croll and Daisy Ricketts at 4:00 p.m. at the Memorial Bench area. There will be light refreshments at the picnic area immediately following. We hope you will be able to join us to remember these four original Longleaf homeowners.

Any Questions?