

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF  
LONGLeAF 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 Lipps 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.

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Michael Hartenstine  
Secretary