

Halifax Plantation Phases II & III Homeowner's Association, Inc.
3500 Merritt Drive
Ormond Beach, FL 32174

Date – April 30, 2025 When – 8:30am
Where - HOA Conference Room 3500 Merritt Drive

Board of Directors meeting
AGENDA

- 1) Approval of Minutes from 2025-03-26 BoD Meeting
- 2) Approval of Minutes from 2025-03-26 BoD Executive Meeting
- 3) Introduction of Officers
- 4) Reports by Officers & Staff
 - President
 - Vice President
 - Treasurer
 - Secretary
 - Directors
 - CAM (PB)
 - Admin (DH)

OLD BUSINESS

- 5) Halifax Plantation II & III Committees
 - Design Review Committee (DRC) – (WU & KD)
 - i) DRC Request for clarification and guidance.
 - (1) How to handle Continuous CC&R violations.
 - (a) Written protocol requested from DRC for fining recommendations.
 - (b) KD sent out a request to get this written and someone to spearhead this request.
 - (2) Fences / Hedges
 - (a) (AU) hedge policy to be reviewed to follow proper protocol.
 - (b) DRC to come up with a revised policy for the BoD to review.
 - (c) KD sent out a set of preliminary thoughts on getting this updated.
 - CCR Committee
 - i) CC&R Committee to present CCR & Bylaws update for November Vote
 - ii) These implementations need to be presented to the HOA Board before the June BoD meeting so as the BoD can vote on them prior to having the HOA Attorney review the updates for us so that we can present them at the November 2025 Annual Meeting.

- 6) HOA Office Admin (CAM) Replacement Committee (AU, PH, & ZP)
 - The Hiring Committee has done final interview for the three potential CAM candidates.
 - Board Vote on hiring recommendation by Hiring Committee.
 - Hiring process for New CAM after voting on
- 7) Halifax Plantation II & III Projects
 - FP&L Street Light Conversion
 - i) FP&L still installing new conduit and poles as their time permits.
 - Retention Pond Excavating to be assessed. (PH & WU)
 - i) Quotes to be sought for this effort.
 - Stormwater Management
 - i) APS work Status
 - (1) Work has begun & is still in progress
 - (2) No major concerns currently
 - ii) Concerns expressed over where the responsibility line is between the Golf course and residential property with regards to Retention Ponds.
 - (1) Friedman provided paperwork for the BoD to Review
- 8) Developers
 - LandSea – 1 lot left
 - DR Horton – Phase II – 1 home left for sale
 - DR Horton – Encore
 - Pulte – Waterstone
 - i) Waterstone SubHOA and Master HOA Dues
 - ii) Pulte brochure posting HOA dues
 - Taylor Morrison – Windchase
 - Vanacore – Towns of Ormond
 - i) PH Emailed Vanacore and Builder after DRC meeting with preliminary guidelines from the DRC with regards to aesthetics of the buildings. Also expressed concerns for the visual appearance of the rear of the buildings from Acoma, Adrian and Old Dixie.
 - ii) Architectural drawings to be provided to DRC for approval and comment
 - (1) Not received as of this time.
 - iii) Renderings of Elevations to be presented to DRC for approval.
 - (1) Not received as of this time.
 - iv) Final layout and count of the buildings is yet to be seen.
 - v) Hartizen is no longer the builder on the project for Vanacore.
 - vi) Vanacore signage within Halifax
 - (1) Currently nothing for sale
 - (2) Do we still need their signs posted?
- 9) 3500 Building & Miscellaneous Properties for Donation by Vanacore.

- Pulte Lease Agreement from Vanacore was received via email.
 - i) Model may be almost complete by this meeting.
- Plans for moving forward with the HOA Building.
 - i) We need to establish a committee and a chair for that committee
 - ii) Requesting Community feedback
 - iii) Potential items to accomplish:
 - (1) To provide space for SubHOA meetings
 - (2) Isolate Electrical from Golf Club
 - (3) Isolate Water from Golf Club
 - (4) Sprinkler system to protect valuable documents
 - (5) Exterior siding to be redone
 - (6) The Tree at the entrance needs to be assessed by arborist
- The HOA has received our reimbursement from Vanacore for the half month rent of March.
 - i) This check was deposited.
- The HOA has received a check from Vanacore for the 3500 Office Space Lease they Agreed to with Pulte.
 - i) This check was returned to Vanacore.

10)Maintenance update. (WU)

- Hiring Committee – ZP, WU, PJH
 - i) Only 3 resumes out of 15 meet the requirements
- Daily, weekly, monthly & quarterly responsibility sheet to be drafted up for new hire by WU.

11)Speeding concerns.

- State Troopers will be on site different Days and different Times.
 - i) For the month of April there were
 - (1) Traffic Citations - 42
 - (2) Criminal Citation – 1
 - (3) Arrest - 1

12)HOA Website redesign and update.

- The Redesigned Website has gone Live

13)Vendor List for Owners (AJ)

- The Vendor list has been posted on the HOA website

NEW BUSINESS

14) November Annual Meeting

- The Webmaster will start sending out emails with regard to the November Elections and the Annual Meeting on a monthly basis starting now.
- The Call for Candidates will go out September 2, 2025.
- Notice of Intent to Run will be due at 4pm on October 1, 2025.

- If you are interested in Running as a board member in support of our community it would greatly be appreciated.

15)Upcoming Hurricane Season

- If you have a catch basin in front of your residence, please keep it clean to allow water to flow freely.
- Do not sweep debris, vegetation and/or grass clippings into the Storm drain.

16) 2025 Aquatic Weed Control Contract

- Review & Vote

17)Next meeting Date & Time

- 2025-05-28 at 8:30am.

End regular meeting

18) – go into closed board meeting with newly hired CAM

Respectfully Submitted By:

Kurt Dahlgren

Kurt Dahlgren

Secretary Halifax Board of Directors

NOTES:

- Any Homeowner wishing to attend a Board Meeting
 - Sign in along with any topic you wish to comment on.
 - Owners can talk for up to 3 minutes on the agenda item that the board is discussing.
 - Owners are not allowed to talk about other items, not on the agenda.
 - Homeowners may email the board for items they wish to have on the agenda for the following meeting. The cut off is 7 days prior to the meeting.
 - Items that are not on the agenda cannot be acted on.
- Concerns to and of the Board of Director's or Design Review Committee without a name will not be addressed and/or acknowledged.
- The Board Members' email addresses are on the HOA website.
- The Board Meeting is for Board Business, and it is not a Homeowners' Meeting which is at the Annual Meeting in November.
- Sign up for electronic Voting – it will save us a tremendous amount of money on not sending out mailers to those that do not.
- DRC – Design Review Committee
 - Any exterior changes need to be approved i.e.
 - Paint
 - Landscaping / Yard Upkeep (Mowing & Weeding)
 - No Grass clippings onto the street and/or into Storm Drains
 - Roofing
 - Generators or Water softeners being installed.
 - Garbage cans are not to be visible from the street.
 - No Commercial vehicles
 - No blocking any portion of the sidewalk.
 - To name a few. When in doubt ask the HOA office to avoid fines.
- NO SPEEDING - Please be kind to all our Neighbors and Wildlife by obeying traffic speed limits.
- FB postings will not be acknowledged by the Board
- The golf course is not HOA property and is off limits to Homeowners.