

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

Date – June 25, 2025, When – 8:30am
Where - HOA Conference Room 3500 Merritt Drive

Board of Directors meeting
AGENDA

- 1) Approval of Minutes from 2025-05-28 BoD Meeting
- 2) Approval of minutes from Executive Meeting on 06-19-2025
- 3) Introduction of Officers
- 4) Reports by Directors and Staff
 - a) President Zobe Pedevillano ZP
 - b) Vice President Peter Hartman PH
 - c) Treasurer Peter Hill PJH
 - d) Secretary Kurt Dahlgren KD
 - e) Director 2 Allen Jusko AJ
 - f) Director 3 Anthony Uanino AU
 - g) Director 5 Walter Uanino WU
 - h) CAM Peggy Bodenrader PB
 - i) CAM Cynthia Grant CG
 - j) Admin Donna Heptner DH

OLD BUSINESS

- 5) Halifax Plantation II & III Committees
 - a) Design Review Committee (DRC) – (WU & KD)
 - b) CCR Committee
 - i) No updates for the Annual Meeting for voting
 - c) Election Committee & November Annual Meeting
 - i) The Webmaster has started sending out emails regarding the November Elections and the Annual Meeting.
 - ii) The Call for Candidates will go out September 2, 2025.
 - iii) Notice of Intent to Run will be due at 1600 on October 1, 2025.
 - iv) If you are interested in Running as a board member in support of our community, it would be appreciated.
- 6) Halifax Plantation II & III Projects
 - a) FP&L Street Light Conversion
 - i) FP&L still installing new conduit and poles as their schedule permits.
 - ii) Canopy needs to be addressed around the new lights.

- b) Retention Pond Excavating. (PH & WU)
 - i) Progress report
 - c) Stormwater Management
 - i) Progress report
 - d) 3500 HOA Building Improvements. (PH, WU, AJ)
 - i) Requesting Community feedback.
 - (1) Use of space
 - (2) Upgrades to area
 - ii) Committee to begin requesting bids for items to accomplish:
 - (1) Isolate Electrical from Golf Club
 - (a) Little Electric Has been selected to do the crossover.
 - (b) Currently waiting on FP&L for Account activation.
 - (2) Isolate Water from Golf Club
 - (a) County to provide stub at an identified area.
 - (b) Plumber to make connection from that location to the building.
 - (3) Sprinkler system to protect valuable documents.
 - (4) Exterior siding to be redone.
 - (a) One bid received so far.
 - (5) The Tree at the entrance needs to be assessed by arborists.
 - (a) Go out for Re-Bid to a few companies.
 - (6) Suggestion to install visual aide in the HOA boardroom for displaying maps and pictures being discussed.
 - iii) Insurance to be reviewed for outside use of 3500 Building.
 - (1) Should not be an issue with just using space for SubHOA meeting.
 - (2) It would be a concern with resident functions or outsider use.
 - iv) HOA Staff will be relocated within the building.
 - v) Records storage for both Phase II & II as well as Sub HOA's could be space permitting.
 - vi) Spectrum costs for relocating service from one side of the Building to the Other is only \$99.
 - vii) Should we get a Termite inspection & Bond?
- 7) Developers
- a) LandSea – 1 lot left.
 - b) DR Horton – Phase II – 1 home left for sale
 - c) DR Horton – Encore (164 Units)
 - d) Pulte – Waterstone
 - i) No Estopples have been requested from Pulte.
 - ii) Area at sign needs to be addressed with Pulte to take care of it.
 - e) Taylor Morrison – Windchase
 - i) Estopples have been requested and almost complete.
 - ii) Four more houses left for sale.
 - f) Vanacore – Towns of Ormond
 - i) Nancy From Vanacore said she is working on these items.

- (1) DRC comments.
- (2) Architectural drawings and Renderings of Elevations.
- (3) The final layout and count of the buildings have not been presented.
- (4) New builder.
- 8) 3500 Building & Miscellaneous Properties for Donation by Vanacore.
 - a) Survey of Powerline Road may need to be done prior to parcels being recorded as per Vanacore.
 - i) Some parcels have not been recorded with Volusia yet.
 - ii) HOA staff to Reach to Vanacore for update.
- 9) Maintenance Hiring Committee (ZP, WU, PJH)
 - a) Daily, weekly, monthly & quarterly responsibility sheet to be drafted up for new hire by WU.
 - b) I am still seeking a viable candidate to work with us.
 - c) A candidate was interviewed and references checked.
 - d) Maintenance has made a request to hire a temporary employee to assist in trimming the trees.
 - i) Status
- 10) Speeding concerns.
 - a) State Troopers will be on site different Days and various Times.
 - i) For the month of June there were:
 - (1) Traffic Citations –
 - (2) Citation –
 - (3) Golf Carts -
- 11) Concerns with regards to:
 - a) Sprinkler coverage and Debris in common areas
 - i) Specific area is unknown.
 - ii) Need location and area.
- 12) Silvermine Berm
 - a) Location of berm & hedges
 - b) Assessment of Current Irrigation with regards to HOA and adjacent homeowners.
 - c) Not HOA property, it belongs to the homeowners abutting the area.
 - d) Letters to be mailed to each owner that the associated area is theirs to maintain.
- 13)
- 14) Section 'O' Powerline easement
 - a) Letters to be mailed to each owner (2) that the property is theirs to maintain.
 - b) We can deed that property to the associated Owners.
- 15) Bike rack relocation/setup at South Entrance area.
 - a) Status

NEW BUSINESS

- 16) Liens – Section 10.05
 - a) Amendment to existing Lien Process
 - b) BoD needs to vote on this to go out to the owners for the November Vote

17)CAM Monthly Review

- a) Review was performed by HOA President ZP, PB, & DH and Cynthia's performance has been met and exceeded.
- b) It was agreed that the performance review was to happen with these three members as per the April BoD meeting.

18)Berm responsibility discussion from Lizmore Resident

- a) The BoD voted at the May meeting on this topic.
- b) The HOA does not own any common area there.

19)Next meeting Date & Time

- a) 07-30-2025 at 0830.

Respectfully Submitted By:

Kurt Dahlgren

Kurt Dahlgren

Secretary Halifax Board of Directors

Secretary@HalifaxPlantationPhase2HOA.com

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.
- 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.
- Any Social Media postings will not be acknowledged by the Board.
- The golf course is not HOA property and is off limits to Homeowners.
- There is NO FISHING in any water within Halifax Planation.