

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

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

**Board of Directors meeting**  
**AGENDA**

- 1) Approval of Minutes from 2025-06-25 BoD Meeting
- 2) Introduction of Officers
- 3) Reports by Officers 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**

- 4) Halifax Plantation II & III Committees
  - a) Design Review Committee (DRC) – (WU & KD)
  - b) CCR Committee
  - c) Election Committee & November Annual Meeting
    - i) The Annual Meeting is on November 10, 2025 at 1900hrs.
    - 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.
  - d) Neighborhood Watch Committee
    - i) Update
  - e) Budget Committee
    - i) Reporting procedures
- 5) Halifax Plantation II & III Projects
  - a) FP&L Street Light Conversion
    - i) Complete

- ii) Canopy needs to be addressed around the new lights.
- b) Stormwater Management
  - i) SOD & Fill needs to be added to one of the pond areas. Cement Canvas has been ordered and will be installed by Maintenance Staff
- c) 3500 HOA Building Improvements. (PH, WU, AJ)
  - i) Requesting Community feedback.
    - (1) No suggestions have been received from the Community
  - ii) Upgrades to Area pending Architects review and suggestions.
    - (1) Owners Library and Business center
    - (2) Records Retention area for Master HOA.
    - (3) Possible SubHOA records retention area for a nominal fee.
  - iii) 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.
        - (i) Waiting on FP&L
      - (b) Currently waiting on FP&L for Account activation.
        - (i) Account has been setup.
        - (ii) Electricity will need to be disconnected for 6 to 8 hours while lines and a meter are connected. This will need to be done after hours with invoice reflecting after hour work. The possibility of splitting the cost with the Clubhouse to be researched by HOA staff.
    - (2) Isolate Water from Golf Club
      - (a) County to provide stub at an identified area.
        - (i) Completed
      - (b) Plumber to make connection from that location to the building.
        - (i) Bid has been received and approved.
    - (3) Exterior siding to be redone.
      - (a) RFP has been sent to two contractors.
    - (4) The Tree at the entrance needs to be assessed by arborists.
      - (a) ReQuoting for in cutting back or in full removal.
      - (b) One Arborist has recommended removal in full.
      - (c) We have two bids for removal and awaiting for a third.
  - iv) Architect will need to be provide drawings of the existing layout for quoting for potential internal changes.
  - v) Termite inspection & Bond?
    - (1) Bid received and Bond is in place at this time.
- 6) 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.
  - iii) Dead trees along back of Cork residences to be addressed
- e) Taylor Morrison – Windchase – two homes remain
  - i) Estopples Status.
- f) Vanacore – Towns of Ormond
  - i) Nancy From Vanacore said she is working on these items.
    - (1) No updated info as of this meeting
- 7) 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.
      - (1) Both properties are on the Maintenance Road, and they are still in Vanacore's name and have not been transferred.
      - (2) Awaiting response from Vanacore.
    - ii) HOA staff to reach out to Vanacore for update.
- 8) Maintenance Staff reviews per new Maintenance Structure that was approved at the Executive Meeting.
  - a) Daily, weekly, monthly & quarterly responsibility sheet to be drafted Maintenance Staff.
  - b) CAM is currently coordinating effort with Maintenance Staff
  - c) John & Pio & Luke progress update.
- 9) Speeding concerns.
  - a) State Troopers will be on site different Days and various Times.
- 10) Silvermine Berm
  - a) Location of berm & hedges & Meeting with Homeowner(s) (ZP PH WU)
  - b) An update letter has been sent to owners stating the issue has been resolved by the BOD and no further discussion is necessary.
- 11) Section 'O' Powerline easement
  - a) Emergency services road will need to be researched more
  - b) The other sections will be addressed with each abutting homeowner.
  - c) Sidewalk & Irrigation are still concerns to be addressed by the HOA.
- 12) CAM working on a draft for the following
  - a) Welcome Package.
  - b) New Owner Utility Information Sheet
  - c) Maintenance Employee Handbook.
  - d) Request for Proposal (RFP) sheet

## NEW BUSINESS

- 13) Fountain in the pond at hole 13 has been repaired
  - a) There were two fountains in the pond previously, now there is only one
  - b) The board voted not to replace the burnt out one.
  - c) The pond is owned by the Golf Course.
  - d) There has been a request to have both fountains operational.
- 14) Debris and Homeless area at Roscommon
- 15) Maintenance Equipment – Woodchipper
  - a) Woodchipper is at the repair shop getting engine replacement.
- 16) Cynthia is still in a transition period so any communication should have both Peggy & Cynthia present to discuss.
- 17) Spending Authority Limitations for CAM
  - a) Needs to be voted on
- 18) Bids for the Acoma Entrance Renovations
  - a) Needs to be voted on
- 19) Speeding Radar Sign(s) update from Volusia County
- 20) H&M has been monitored with regards to their contractual obligations.
  - a) Clearer definition to be added to new RFP for 2026 bid
- 21) Volusia County Board of Ed property
  - a) ZP is seeking information for possible donation to Halifax Plantation HOA if possible. Space to remain as Open Space.
- 22) Next meeting Date & Time
  - a) 08-27-2025 at 0830.

Respectfully Submitted By:

*Kurt Dahlgren*

Kurt Dahlgren

Secretary Halifax Board of Directors

[Secretary@HalifaxPlantationPhase2HOA.com](mailto: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.