

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

Date – August 27, 2025, When – 8:30am
Where - HOA Conference Room 3500 Merritt Drive

Board of Directors meeting
AGENDA

- 1) Approval of Minutes from 2025-07-30 BoD Meeting
- 2) Introduction of Officers
- 3) Reports by Directors and Staff

OLD BUSINESS

- 4) Halifax Plantation II & III Committees
 - a) Design Review Committee (DRC) – (KD)
 - i) Design standards draft Approval
 - b) CCR Committee (PH)
 - i) Updating CCR, Rules and Applications.
 - c) Election Committee & November Annual Meeting (Ouellette)
 - 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.
 - iv) Update
 - d) Neighborhood Watch Committee (AJ)
 - i) Update
 - e) Budget Committee (PJH)
- 5) Halifax Plantation II & III Projects
 - a) 3500 HOA Building Improvements. (PH, WU, AJ)
 - i) Architectural
 - (1) Investigation results.
 - (a) Areas opened up, examined, and resealed temporarily.
 - (2) RFP to Architects/Engineers for Architectural drawings and to bring the building up to current code requirements.
 - 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 at \$2,320.00
 - (b) FP&L fee is \$1,200.00

- (c) Both are being scheduled to take place.
 - (i) The board to discuss how to burden these costs**
 - (2) Exterior siding to be redone.
 - (a) Bid status – We have two bids and waiting on one more.
 - (3) The Tree at the entrance needs to be removed completely.
 - (a) Bid status. We have two bids, one for \$10,000 and one for \$8,000. We still need to acquire one more bid.
- 6) Developers
 - a) LandSea – 1 home left.
 - b) DR Horton – Encore (164 Units). closed on 42 to date
 - c) Pulte – Waterstone
 - i) Area at sign needs to be addressed with Pulte to take care of it.
 - (1) No response
 - ii) Dead trees along back of Cork residences to be addressed
 - (1) No response
 - d) Taylor Morrison – Windchase – One home remains
 - i) Turnover from Developer to SubHOA is in the process.
 - e) Vanacore – Towns of Ormond
 - i) Nancy From Vanacore said she is working on these items.
 - (1) Need to have this addressed ASAP or have area secured to avoid an ‘Attractive Nuisance’
- 7) Properties Donated 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 a response from Vanacore.
- 8) Section ‘O’ Powerline easement.
 - a) County Emergency services road will need to be researched more.
 - b) Sidewalk & Irrigation are still concerns to be addressed by the HOA.
- 9) Voice Recording during Board Meetings to be discussed with our attorney.
 - a) If recording is happening advance notice must be given.
 - b) The Secretary records and discards once transcription is completed.

NEW BUSINESS

- 10) SubHOA Presidents & Master HOA President Meet & Greet
- 11) CAM Cynthia 90-Day review
- 12) Garage sales are not allowed in this HOA
 - a) Email that this is a violation to our community bylaws.

- 13) HOA Office Admin
 - a) Robin has been hired to work in the office part time
- 14) Bradford complaint with regards to Sidewalk injury.
- 15) Next meeting Date & Time
 - a) 2025-09-24 at 8:30am.

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.

Respectfully Submitted By:

Kurt Dahlgren

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Secretary Halifax Board of Directors

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