

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

Date – September 24, 2025, When – 8:30am
Where - HOA Conference Room 3500 Merritt Drive

Board of Directors meeting
AGENDA

- 1) Approval of Minutes from 2025-08-27 BoD Meeting
 - 2) Introduction of Officers
 - 3) 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
- CAM – Community Association Manager
HOA Staff

OLD BUSINESS

- 4) Halifax Plantation II & III Committees
 - a) Design Review Committee (DRC) – (KD)
 - i) Design standards Approval
 - (1) Board members emailed comments to DRC
 - 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.
 - (1) Held in the Halifax Plantation Golf Club
 - ii) The Call for Candidates went out September 2, 2025.
 - iii) Notice of Intent to Run will be due at 1600 on October 1, 2025.
 - iv) Meet & Greet for candidates is set for October 28 at 1800-2000

- (1)Held in the Halifax Planation Golf Club
 - v) Seeking additional members
- d) Neighborhood Watch Committee (AJ)
- e) Budget Committee (PJH)
 - i) 2026 Budget.
- 5) Halifax Plantation II & III Projects
 - a) 3500 HOA Building Improvements. (PH, PJH, AJ)
 - i) Architectural Drawings
 - ii) Isolate Electrical from Golf Club
 - (1)FP&L & Little Electric are being scheduled for a Monday evening after the Golf Club closes.
 - iii) The Tree at the entrance has been removed
 - iv) Interior Renovations
 - (1)New flooring in HOA Staff Area is complete
 - v) Exterior work
 - (1)Exterior siding is in Progress.
 - (2)Shrubbery around the building has been removed
- 6) Developers
 - a) LandSea – One home remains.
 - b) DR Horton – Encore (164 Units) -
 - c) Pulte – Waterstone (144 Units) –
 - 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 to have the area secured to avoid an ‘Attractive Nuisance’
 - (2)Letter was sent to Vanacore to address our concerns
- 7) Properties Donated by Vanacore.
- 8) Section ‘O’ Powerline easement.
 - a) County Emergency services road cannot be quit deeded.
- 9) Florida Highway Patrol (FHP) & Volusia County Sheriff Office (VCSO)

NEW BUSINESS

- 10) Volusia County Board of Ed Property
 - a) Refer to PUD with regards to the sale of the property

- 11) 1201 Londonderry Circle – Storm drain work
- 12) Board pre-approval of Vendor invoice(s)
 - a) Refer to resolution
- 13) Next meeting Date & Time
 - a) 2025-10-29 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

Secretary@HalifaxPlantationPhase2HOA.com