

DEER LAKE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday, April 21st, 2011

George Boyer, President, called the meeting to order at 7:10 P.M.

A notice of the Board Meeting was duly posted in compliance with the Florida Statutes.

Established a quorum: With all Board members present (George Boyer, Rob Cooper, Jeff Holiman, Phil Poston) a quorum was established. Also present were 9 homeowners, and Community Association Manager Bob Gelles of Schoo Management.

Minutes: Jeff motioned to waive the reading of the minutes of the previous Board Meeting, and approve them as presented. Phil seconded, and the minutes were unanimously approved.

Comments and Reports By Officers: George thanked community volunteers Don and Barbara Courtois for their work on behalf of the community. George reported that the roadwork being done on Six Mile Cypress Parkway is scheduled for completion December 1st, and right now is two weeks behind schedule. George reported that the propane contract expires May 1st. The expiring contract price is \$1.709 per gallon, and the best deal available because of rising propane costs is \$.20 over cost per gallon that is currently \$1.95.

Financial Report: George reported that the Association was over budget year-to-date at the end of March by \$5,656. A big part of why we are over budget is that legal expenses were \$5,600 over budget in March relating to one property that was sold where over \$20,000 past due assessments had been collected. Our attorney had not yet billed \$5,200 in legal fees incurred and charged to this owner's account during 2010 to the Association, so they were not paid until March this year. By the end of the fiscal year, George expects that the Association will be under budget for the year. Accounts Receivables (delinquent assessment accounts) dropped by \$29,545 in March. Accounts Receivables were \$68,296 at the end of March 2011 as compared to \$82,809 for the same month a year ago. 16 properties were still delinquent at month's end and in collection. Since March 31st, one property was sold at foreclosure on April 7th back to the bank; two short sale agreements are in the works on two foreclosure properties; one foreclosure property has now agreed to pay all amounts owed to our attorney to avoid foreclosure; one foreclosure property has been sold to a new owner and the account has been paid off; eleven others are still in collection or foreclosure awaiting resolution.

Unfinished Business: (a) The Board needs to decide and cast its vote for the Master POA Board election. Jeff motioned that Rob Cooper be elected to the Master POA Board. Phil seconded, and the motion was unanimously approved. Rob accepted the nomination. (b) Collections and foreclosure process – After discussion and review, Rob motioned and Jeff seconded that the assessment collection policy shall be as follows: (1) Once a owner is late 10 days, a statement will automatically be sent by the management company to the homeowner showing the amount due and include a \$25 late fee. (2) If the quarterly assessment and late fee are not paid by the end of the same month due, management will automatically send another statement asking for immediate payment of all money due and wording stating that the account will be turned over to the attorney for collection if not paid within ten days. (3) If the quarterly assessment is not paid within 45 days of the original due date, and the amount owed is equal to or exceeds one quarterly assessment, this delinquent account will be forwarded to the Association's President and then turned over to the Association's attorney for collection. (4) Management will stay in contact with the attorney, assist the attorney as needed and inform and update the Association Board, when requested, on every collection matter being handled by the attorney. (5) The Association's attorney collection activity may lead ultimately to a foreclosure sale of the property if the delinquent account is not paid. As Association directed foreclosure sale may result in transferring ownership of the property to the Association. The Association may own the property that is subject to the existing mortgage. If so, the Association's ownership interest in the property

may be lost following a successful foreclosure action by the lender. During the period of Association property ownership, the Association will insure the property, and if it is reasonably projected to generate a profit by the Association Board, the Association may rent the property under a short-term rental agreement. (6) Circumstances may occur that warrant delaying an Association foreclosure collection activity in the judgment of the Association President in consultation with the Association attorney and management. Examples include but not limited to, current bank initiated foreclosure action, pending short sales, anticipated bank foreclosure action, or receipt of an Association's attorney recommended payment plan. Such circumstances must be considered because they may provide the Association with a more favorable financial outcome for the delinquent account.

The collection policy was unanimously approved.

New Business: (a) Garage Sale Calendar - After discussion, it was agreed that the Association will hold yard sales the last Saturday in the months of February, June, and October. The dates and information will be published in the community newsletter. There will be a rained date of the following Saturday in cases of bad weather. Homeowners must register to participate. Rob motioned to approve these procedures. Phil seconded, and the motion was unanimously approved. (b) New Pool Furniture – George recommended to buy replacement pool furniture (lounge chairs, chairs, and tables) from Costco for about \$2,200 but not to exceed \$3,000. Rob so motioned. Jeff seconded, and the motion was unanimously approved. (c) Harden Board Seat resignation – this vacant Board seat term expires January of 2013. No one in attendance in the audience expressed any interest in filling the vacant seat on the Board. This will be determined at a future Board meeting.

A homeowner commented that there was a dark spot on Axis Deer Lane at Key Deer Court. Board Members said they would check the lighting there. Bob Gelles will also contact FPL regarding a lighting study.

With no further business to discuss, Jeff made a motion to adjourn and Phil seconded the motion. The meeting adjourned at 8:40 P.M.

Respectfully submitted,

Bob Gelles, CAM, AMS
Community Association Manager