

DEER LAKE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday, July 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 12 homeowners and Community Association Manager Bob Gelles of Schoo Management.

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

Financial Report: George reported that the Association was under budget year-to-date at the end of June by \$8,665. There were 14 total delinquencies as of June 30th. Three will be resolved in July with payments in full. Five bankruptcies/foreclosures are expected to clear the court system shortly.

Unfinished Business: (a) Board Appointment – On a motion made by Jeff and seconded by Phil, the Board unanimously voted to appoint Carolyn Gilbert to the Board to replace Mark Harden who had resigned. Carolyn will fill the Vice-President position.

New Business: (a) ARB Chairperson – On a motion made by Jeff, and seconded by Phil, the Board unanimously voted to appoint Steve Abbey as the Chairman of the Architectural Review Board (ARB). (b) Board Review of ARB application for 7510 SDW driveway stones – After review and discussion, Jeff motioned to send the homeowner a letter from the Board stating that the application is denied, remind the homeowner to review the ARB Guidelines on expanding a driveway, require the removal of the existing pavers by August 31st and restoration of the lawn to its original condition, and that failure to do so could result in a \$50 a day fine up to \$1,000. Rob seconded, and the motion was unanimously approved. (c) Renewal of landscaping contract – CLA Landscaping's contract was discussed and reviewed. They have offered a 3 year contract from January 1, 2012 to December 31, 2014 at no increase in their monthly rate. Carolyn motioned to approve the renewal of their contract. Jeff seconded, and the motion was unanimously approved. Homeowner Don Courtois suggested a letter be sent to CLA commending them on the fine job they do in maintaining the landscaping throughout the community. (d) 2012 Budget next steps – George reviewed the upcoming steps for approving the 2012 operating budget. A draft will be prepared and circulated by September 30th, a draft approved on October 20th, and final approval at the December 1st Board meeting. (e) 2012 Board election process – Rob motioned to follow the same process used in prior years. There will be a "meet the candidates" session held at the Board meeting of December 1st, and election of Board to be held at Annual Meeting on January 26th, 2012. Phil seconded, and the motion was unanimously approved. (f) – Emergency Preparedness/Hurricane Committee recommendations – George read concerns from a homeowner regarding hurricane preparedness in the community. Jack Chancellor, head of the Hurricane Preparedness Committee, stated his opinions on the matter and reminded everyone that a Hurricane Preparedness Guide is available for free at the clubhouse. (g) Storm water system capacity and design – George gave a brief report on his findings. The matter was tabled for now. (h) Clubhouse Committee activities plan – Debbie Wiegert's clubhouse report was presented. Rob motioned to approve Debbie's recommendations. Phil seconded, and the report was unanimously approved. (i) Leasing application change regarding background checks – George passed out a handout regarding requiring background checks on lease applications, and discussed possibly amending the Association's documents at the Annual Meeting. Jeff motioned to amend the lease application now to be in compliance with the documents regarding leasing. Rob seconded, and the motion was unanimously approved.

(j) Holiday decorations contracting for entranceway and clubhouse – tabled for now. (k) Other new business – Steve Abbey asked for another member for the Architectural Review Board, and also discussed a bike rack for the pool area. The Board declined the bike rack suggestion. George mentioned that he couldn't find small tables to match the present pool furniture.

With no further business to discuss, Jeff made a motion to adjourn and Phil seconded the motion. The meeting adjourned at 9:30 P.M.

Respectfully submitted,

Bob Gelles, CAM, AMS
Community Association Manager