

# **DEER LAKE HOMEOWNERS ASSOCIATION, INC.**

## **ANNUAL MEMBERS MEETING**

**January 23, 2013**

**Call to Order:** George Boyer called the meeting to order at 7:20 p.m.

**Establish a Quorum:** With 61 owners represented either in person or by proxy, a quorum was established. Present were Board Members George Boyer, President; Carolyn Gilbert, Vice President; Jeff Holiman, Treasurer; and Phil Poston, Vice President. Also present was Community Association Manager, Bob Gelles' assistant, Julie Harper. Rob Cooper, Secretary, was not present.

**Proof of Notice of Meeting:** Notice of meeting was mailed and posted on December 10, 2012.

**Approval of Minutes of the Previous Meeting:** Carolyn motioned to waive the reading of the December 5, 2012 Board meeting minutes and approve them as stated. Phil seconded, and the motion passed unanimously.

**Reports by Directors:** George gave a financial report and collections update for the fiscal year 2012. Copies of the report were made available to all members at the meeting. George stated the Association stayed under budget by \$1,230 and has come in under budget for the past 7 years. He added the budget would have actually been under by \$21,000, but there was a vote in December to set aside an additional \$20,000 for the Reserves. He explained the Board made the decision to increase the Reserves balance due to outcome of a reserve study conducted during the fall of 2012. The accounts receivable (late assessments) account balance at the end of 2012 was \$35,548 and is considerably lower than the previous year's balance, which was \$59,788. He noted that 2 properties in foreclosure account for 2/3rds of the \$35,500 owed to the Association. He added those properties were sold to 3<sup>rd</sup> parties this week and anticipates receipt of funds owed for those properties within the next couple months.

**Reports of Committees:** **Landscape Committee** - Donna Cressman, the chairperson of the landscape committee, opened her report by thanking the other volunteer members of the landscape committee for all their good work. She explained the job of the committee is to provide oversight of the property and to also coordinate with the landscape company, CLA. She asked for volunteers to assist with the butterfly garden and mentioned people were welcome to attend landscape committee meetings. **Clubhouse Committee** - George asked for an update on the upcoming Italian Dinner. Judie Poston said the dinner will be catered by Bellacino's and will be held on Friday evening, February 8th. George mentioned there would be a meeting held at 3 p.m. on Friday to confirm plans for the upcoming party. Judie said a representative from Costco would also be attending the meeting on Friday to present information about their catering services. George reminded residents that notifications for events are sent out by email and recommended Homeowners have themselves added to the email list if they have not done so previously. A Homeowner asked if guests are allowed to attend social events. George replied that overnight guests are welcome to attend the events. **ARB Committee** - Judie Poston gave the ARB report for 2012. She reported there was a total of 17 applications received during the year. She noted an application received in December was for a home build and pool installation. The initial construction begins in 2 weeks on the pool. The total estimated building time is estimated between 2-3 months. Approval conditions of the ARB also included adherence to hours permitted for operation of the construction crews. George also addressed concerns about the construction traffic and parking. Judie responded they will park on 1 side of the street only and have been instructed not to block traffic. George asked if there is a contact number available if any issues arise. Judie replied she has all the contact information for the pool equipment and construction companies. Judie closed her report by advising residents that an ARB approval is required for landscaping areas that are located outside of the vicinity of the cage area on the property. If an ARB approval is not received, the committee may require the plant items be removed. Additionally, CLA has advised items should not be planted within 4 feet of the berm due to issues it creates with mowing. George briefly discussed painting and pointed out that the paint colors allowed in the community are displayed on a chart in the clubhouse. He added that if someone is repainting their home the same color, no ARB application is required.

**Election/Announcement of Directors:** Additional nominations were called for from those in attendance at the Annual meeting. There were no additional nominations for the Board. As a result of the ballots received, Carolyn Gilbert and Jeff Holiman were re-elected and will serve three-year terms.

**Unfinished Business/Proxy Vote Results:** The proxy results were as follows:

- 1) Should an audit of the Association records by a CPA be waived for the year ending December 31, 2012? (Estimated cost of audit \$7,000) – **YES votes 55, NO votes 6**
- 2) Should the Association rollover excess funds, if any, at the end of the year ending December 31, 2012, to the operating account in January 2013? – **YES votes 54, NO votes 5**

**Pool and Spa Resurfacing Project** – George reported the Board approved up to \$23,000 for the pool and spa resurfacing project at the last meeting. Quotes were received from Artesian Pool Construction for \$37,800, Barnes Pool for \$31,757 and Tri-City for \$21,000. The company chosen for the project will be Tri-City. George noted that if the contract approval and deposit is received by Tri-City, they will begin the resurfacing project on May 15<sup>th</sup> and added this would be an ideal time to begin the work. He stated the new surface material of the pool will be composed of an aggregate pebble finish, which is much stronger than cement and will last longer. The scope of the project will also include tile replacement; repair of cracks in the spa; and the pool will also be re-leveled and checked for leaks. All upgrades will be in line with the health department codes and the department will conduct an inspection of the pool prior to it being reopened. During discussion of the project, George presented samples of the coating material and pool tiles to the audience and said anyone was welcome to inspect them after the Board meeting. A quote of \$2,500 for seal coating the brick pavers was also included along with the quote for resurfacing. George stated the seal coating was probably unnecessary and could always be done at a later a date. He added that once you start seal coating pavers it has to be redone for the life of the pavers. Carolyn motioned to accept Tri-City's contract without sealing the pavers and Jeff seconded. Motion carried (4-0). George said the approved contract and a check for \$6,300 will be submitted to Tri-City to lock in the May 15<sup>th</sup> start date.

**New Business:** George addressed a request received at the last Board meeting to install street lighting in front of the community. He stated that if the community is able to get the light installed by FPL, the Association would only have to absorb the cost of the electricity. He asked the Board for a motion regarding the street lighting. Jeff motioned to cap the cost of the street light at \$1,000 and to hold further Board discussions if the cost for the light exceeds \$1,000 and Carolyn seconded. Motion passed (4-0). Jeff talked about a suggestion from a homeowner to increase the clubhouse rental fee to \$150. Jeff recommended referring this suggestion to the Clubhouse Committee for their input. George agreed and asked the Clubhouse Committee to review this issue and provide their recommendations.

**Community Input:** George announced a garage sale would be held on the last Saturday in February. He reminded residents they can go to the website to check on future dates of scheduled garage sales.

**Adjournment:** With no further business to discuss, Phil made a motion to adjourn the meeting and Carolyn seconded the motion. The meeting adjourned at 8:30 p.m.

Respectfully submitted,



Julie Harper

Assistant to Bob Gelles, Schoo Management, Inc.