

DEER LAKE HOMEOWNERS ASSOCIATION, INC.
MINUTES OF ANNUAL MEMBERS MEETING
Thursday, January 26th, 2012

George Boyer, President, called the meeting to order at 7:15 P.M.

Established a quorum: With 73 owners represented either in person or by proxy, a quorum was established. Board Members present were George Boyer, Rob Cooper, Jeff Holiman, Phil Poston, and Carolyn Gilbert.

George welcomed everyone to the annual meeting, and made some opening remarks regarding the agenda for the meeting.

Minutes: Rob motioned to waive the reading of and approve the minutes of the December 1st Board Meeting. Jeff seconded, and the motion was unanimously approved.

Directors Reports: George gave a financial report and collections update for the fiscal year 2011. Copies of the report were made available to all members. George reported that the Association stayed under budget in 2011 by \$17,162, and there was no increase in maintenance fees for 2012. Rob motioned to accept the financial report. Jeff seconded, and the motion was unanimously approved. Jeff thanked George and Rob for all they do for the Association

George also thanked all committee members and volunteers for their efforts. Donna Cressman gave a Landscape Committee report, and thanked all of the volunteers who participated and worked with her during the year. Judie Poston gave an Architectural Review Committee (ARC) report. George cited Debbie Wiegert's efforts on the Social/Clubhouse Committee and thanked her for the great social events held for the community in 2011. Jack Chancellor gave a Hurricane Committee report and discussed preparations in case of a hurricane warning.

Election/Announcement of Directors: Additional nominations were called for from those in attendance. There were no additional nominations for the Board. As a result of the ballots received, George Boyer and Rob Cooper were both re-elected to each serve a 3-year term.

Unfinished Business – Proxy Vote: The proxy results were as follows:

1. Waive an audit by a CPA for the year ending 2011? YES
2. Rollover excess funds, if any, at the end of 2011 to the operating account in January 2012? YES

Clubhouse Refurbishing Project – George provided additional samples of new tile and wallpaper for the clubhouse. Wayne Wiles Carpet provided an additional and lower bid of \$13,250 in addition to the bid already received from Wallpaper World. After discussion, Rob motioned to go ahead with the project and add up to \$2,500 more for new kitchen tile, and add Arlene Richards to the decorating committee for the clubhouse. Carolyn Gilbert seconded, and the motion was unanimously approved. Rob Cooper also motioned to buy one new treadmill at this time at a cost of \$2,500 plus tax and freight. Phil Poston seconded, and the motion was unanimously approved.

New Business: After discussion, George proposed a Master POA election be held to fill the expiring Board seat. Rob motioned to go forward with that election. Carolyn seconded, and motion was unanimously approved.

With no further business to discuss, Phil Poston made a motion to adjourn and Rob Cooper seconded the motion. The meeting adjourned at 8:25 PM.

Respectfully submitted,

Bob Gelles
Community Association Manager