

DEER LAKE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Thursday, December 1st, 2011

George Boyer, President, called the meeting to order at 7:05 P.M.

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

Established a quorum: With Board Members George Boyer, Phil Poston, and Jeff Holiman present, a quorum was established. Board Members Rob Cooper and Carolyn Gilbert were absent. Also present were 26 homeowners and Community Association Manager Bob Gelles of Schoo Management.

Minutes: Phil motioned to waive the reading of the minutes of the previous Board Meetings, 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 October by \$19,928. There were 12 total delinquencies as of October 31st. 2 homes have signed stipulated payment plan agreements with the Association and continue to pay all amounts owed. 1 home acquired at foreclosure is leased to tenants who are paying their rent to the Association until such time as the delinquency is resolved. 2 homes are currently being foreclosed on by the Association. 3 homes are in bank foreclosures. 1 home is in bank foreclosure where the Association is not named as a defendant but should collect all monies owed including interest at 18% and scheduled for sale in December. 3 homes have been sent initial pre-lien notices by the Association's attorney requiring payment within 45 days of the notice to prevent further legal action being taken.

Unfinished Business: (a) 2012 Budget – George briefly reviewed the proposed budget that was previously mailed out to all homeowners. On a motion made by Jeff, and seconded by Phil, the budget was unanimously approved. Schoo Management will order quarterly payment coupons for all homeowners. (b) Clubhouse refurbishment proposals – George presented the recommendations of the Clubhouse Refurbishment Committee and some samples of carpet and wallpaper. After discussion and comments from homeowners present, Jeff motioned to table the matter until the next meeting. Phil seconded, and the matter was tabled for future further discussion. (c) Meet the candidates' presentations for 2 open Board seats – George Boyer and Rob Cooper are the only candidates to submit their names. When asked of the audience, no one else cared to submit their candidate intent. (d) Debbie Wiegert announced the upcoming community holiday party at the clubhouse scheduled for Saturday, December 10th beginning at 5:00 P.M.

New Business: (a) Mailing of Annual Meeting packet – Jeff motioned to mail out a similar packet to homeowners as was done last year. Phil seconded, and the motion was unanimously approved. (b) George explained that the HOA Board will vote for a Master Association POA Board Seat candidate at the January 26th HOA Annual Meeting. (c) Gatehouse security cameras – George reported that new cameras were installed at the gatehouse that monitor cars both coming and going. (d) ARB Committee Chairperson vacancy – after discussion, Judie Poston offered to Chair the ARB Committee. Tom Hofbeck also offered to be on the ARB Committee. Jeff motioned to approve. Phil seconded, and the motion was unanimously approved. (e) Treadmill status – George reported that we're still waiting on an incline repair part from Sears. (f) Irrigation Pump status – George reported that the irrigation pump is working and repair parts are on order. The parts will cost about \$5,000 and will be paid for out of reserves. (g) Association Home Ownership of 7550 Key Deer Court and Rental status – the house is being rented and the Association is collecting the rent to offset delinquent fees owed.

Community Input: There was no further discussion from the community as everyone weighed in on the clubhouse refurbishing discussion.

With no further business to discuss, Phil made a motion to adjourn and Jeff seconded the motion. The meeting adjourned at 8:15 P.M.

Respectfully submitted,

Bob Gelles, CAM, AMS

Community Association Manager