

DEER LAKE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, December 4th, 2013

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, Carolyn Gilbert, and Jeff Holiman present, a quorum was established. Board Member Rob Cooper was absent. Also present were 12 homeowners and Community Association Manager Bob Gelles of Schoo Management.

Minutes: Jeff motioned to approve the minutes of the previous Board Meetings. Carolyn 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 2013 by \$6,118. As of October 31st, the total net reserves were \$190,013. George additionally gave a report on the reserve fund status through October 31st.

Unfinished Business: (a) New Comcast Bulk Rate Contract Status – George received an e-mail from Comcast that the new contract is still pending awaiting their regional level approval. (b) Approve 2014 HOA Budget and Assessments – After a review of the proposed budget, Jeff motioned to approve the new budget for 2014 at \$658 per home quarterly with cable and security, and \$475 quarterly for homes without cable and security. Phil seconded, and the motion was unanimously approved. (c) Approve Revision of Rules & Regulations – Tabled until next meeting. (d) Homeowners Directory Update – George distributed the homeowner directory he compiled. Phil motioned to approve it. Carolyn seconded, and the motion was unanimously approved to mail it out to all homeowners in the December mailing.

New Business: (a) Identify Candidates For The HOA Board Seat Election Ballot – Phil Poston is the only candidate to come forward and offer to serve (again) on the Board. Phil's name will be on the ballot to be mailed out. (b) Identify Candidates For The Master/POA Board Seat Election – Rob Cooper is the only candidate. (c) Annual Meeting Mailing Additional Proxy Voting Issues. The Board is going to recommend waiving the requirement for a CPA audit of records and instead have Schoo Management prepare a compiled 2013 year-end financial statement, and to rollover any excess funds. Carolyn so motioned, Phil seconded, and the motion was unanimously approved. (d) Schedule Annual Homeowners Meeting for Wednesday, January 29th, 2014 – Carolyn so motioned. Phil seconded, and the motion was unanimously approved. (e) Other New Business – Steve Nice of 7599 Sika Deer Way discussed noise issues from 6 Mile Cypress. He requested that some additional landscaping be put in behind and between his house and the community owned wall. He would also like to put in some additional plantings, as well as having the Association put in some. The Landscape Committee will take a look at it.

Homeowners Comments: There were none.

With no further business to discuss, Jeff made a motion to adjourn and Carolyn seconded the motion. The meeting adjourned at 8:10 P.M.

Respectfully submitted,

Bob Gelles, CAM, AMS
Community Association Manager