

DEER LAKE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, October 17th, 2012

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 Board Members George Boyer, Phil Poston, Jeff Holiman, Rob Cooper and Carolyn Gilbert present, a quorum was established. Also present were 14 homeowners and Community Association Manager Bob Gelles of Schoo Management.

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

Financial Report: George reported that the Association was under budget year-to-date at the end of September by \$31,447. As of September 30th, the total net reserves were \$169,926.

Unfinished Business: (a) Upcoming Clubhouse Activity Schedule - George announced the upcoming social activities planned for the community at the clubhouse. There will be a pizza party on Friday, October 26th, and the annual Christmas party was moved to December 8th. (b) Pool Deck Expansion – George reported that the project is going as planned, and will be completed shortly. (c) HOA Rental Property – the Association is presently renting the house in its possession at \$1,540 per month. George recommended reducing the monthly rent to \$1,400. After discussion, Carolyn motioned to set the rent at \$1,200 per month. Jeff seconded, and the motion was unanimously approved. (d) Hurricane Shutters – The current hurricane shutter policies and revisions to them were discussed. After discussion, Jeff motioned to table this matter for now. Carolyn seconded. The subject will be discussed again at the next Board meeting.

New Business: (a) 2013 Annual Meeting & Board Seat Election – There are currently 2 Board seats (Jeff & Carolyn) whose terms will expire at the Annual Meeting to be held on January 23rd, 2013. George explained the Board Member election process used in the past, and to be successfully used again. The term for each Board seat will be for 3 years. (b) Bike Rack Recommendation – After discussion, Rob motioned to approve the purchase of a “loop de loop” powder-coated green bike rack to be paid for out of the contingency cash of the Association. Phil seconded, and the motion passed. The exact location of the bike rack is yet to be determined. (c) Wild Hog Control Update – there have been no further sightings. Five hogs were caught and relocated. (d) Reserves Status & Recommendations – George explained that the GAB Robbins reserve study determined that by year-end 2012, the designated reserves balance would be \$103,368 less than projected by the 2006 GAB Robbins Reserve Study. The recommendations include making a one-time additional reserves contribution this year of \$20,000 in December 2012, increase the reserves contribution by \$2,500 for 2013, and have GAB update the 2006 reserve study. Phil motioned to approve these recommendations. Carolyn seconded, and the motion was unanimously approved. (e) 2012 December 5th Budget Approval Meeting & HOA Budget Draft Approval – George reviewed the 2013 proposed operating budget which calls for a \$692 quarterly assessment for homeowners with cable and security, and a \$476 quarterly fee for homeowners without cable and security. Jeff motioned to approve as presented. Carolyn seconded, and the motion was unanimously approved. (f) Reserve Study Contract Proposal – Phil motioned to approve option 1 of the proposed contract. Carolyn seconded, and the motion passed unanimously. (g) Other New Business – Carolyn motioned to accept Don Courtois, Joe Mastrangelo, and Ken Elliot as the members of the Hearing/Fining Committee. Phil seconded, and the motion was unanimously approved. There will be hearing held regarding a homeowner with repeated violations of signs on his property. The Board approved a fine of \$50 per day to be determined by the Committee. (h) Tennis & Basketball Service Contract Proposals – George presented contracts from Armor D. Person, Inc. to maintain the tennis and basketball courts on a monthly basis. Rob motioned to approve the contracts. Phil seconded, and the motion was unanimously approved.

Community Input: A homeowner suggested the newsletter mention that no water balloons are allowed in the pool area.

With no further business to discuss, Jeff made a motion to adjourn and Phil seconded the motion. The meeting adjourned at 8:40 P.M.

Respectfully submitted,
Bob Gelles, CAM, AMS
Community Association Manager