

DEER LAKE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, December 5th, 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, and Carolyn Gilbert present, a quorum was established. Board Members Rob Cooper and Jeff Holiman were absent. Also present were 13 homeowners and Community Association Manager Bob Gelles of Schoo Management.

Minutes: Phil motioned to approve the minutes of the previous Board Meeting. 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 by \$21,313. As of October 31st, the total net reserves were \$173,190.

Unfinished Business: (a) Approve 2013 HOA Budget – after a review of the budget by George, Carolyn motioned to approve the budget as presented. Phil seconded, and the motion was unanimously approved. The 2013 quarterly fees will be \$692 per home with cable and security, \$476 per home without cable and security. Schoo Management will order payment coupons to be mailed to each homeowner. (b) Storm Shutter Rules & Regulations Revision – after discussion, Phil motioned to approve the revision to the storm shutters regulation in the Association's Rules & Regulations. Carolyn seconded, and the motion was unanimously approved. (c) New Reserve Study Recommendations – George reviewed a new reserve study submitted by GAB Robbins for the 2013 operating budget. The report recommended the reserve contribution for 2013 should be \$42,003 in order to fully fund the reserves based on their study. Phil motioned to accept their report and recommendations. Carolyn seconded, and the motion was unanimously approved.

New Business: (a) 2013 Annual Meeting & Board Seat Election – Carolyn Gilbert and Jeff Holiman are the only candidates at this time for the 2 seats open to election on the Board. (b) Pool Re-surfacing Proposal – After discussion, Carolyn motioned to approve the expenditure of no more than the \$23,547 proposed and to get additional bids as well to re-surface the pool deck to include complete tile replacement, coping repair and color sealant, and pressure washing and clear seal the pool deck. Phil seconded, and the motion was unanimously approved. (c) Annual Meeting Mailing – After discussion, Carolyn motioned to approve proxy questions for the Annual Meeting on waiving the audit requirement and rolling over any excess funds into 2013. Phil seconded, and the motion was unanimously approved. (d) The Annual Meeting by joint agreement was scheduled for Wednesday, January 23rd, 2013 at 7:00 P.M.

Community Input: A homeowner suggested that additional lighting should be installed at the entranceway,

With no further business to discuss, Phil made a motion to adjourn and Carolyn seconded the motion. The meeting adjourned at 8:05 P.M.

Respectfully submitted,

Bob Gelles, CAM, AMS
Community Association Manager