

DEER LAKE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, July 25th, 2012

George Boyer, President, called the meeting to order at 7:15 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 17 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 June by \$25,715. As of June 30th, the total net reserves were \$160,127.00.

Committee Reports: Judy Poston gave a report from the Clubhouse Committee, and announced the upcoming social activities planned for the community at the clubhouse. There will be a Fiesta Friday party held on August 17th, an ice cream social on September 16th, a pizza party on October 26th, and the annual Christmas party will be held on December 1st. A November 10th date has been set for decorating the clubhouse for Christmas. The Clubhouse Committee would also like to set up a facebook page strictly for the Casa Del Lago clubhouse to announce events and post pictures. Jeff motioned to approve the party scheduled submitted. Phil seconded, and the motion was unanimously approved.

Unfinished Business: (a) Pool Heat Pumps – The Board had previously approved an expenditure of \$13,500 to install new electric heat pumps at the pool to replace the propane heating. The project has been completed at a cost of only \$11,443 with improved quotes from the originals. Payback is expected to be achieved in 12 months. (b) Pool Deck Expansion – After discussion, Rob motioned to approve a proposal received from Tri-City Pool Service for the expansion of the pool deck to include repairing broken pavers not to exceed \$15,000. Rob also motioned to approve an additional expense for ceiling fans by the pool area. Carolyn seconded, and the motion was unanimously approved. (c) Lake and Fountain Maintenance Contract – Following discussion, Rob motioned to approve a proposed service contract from Aquatic Systems/Vertex for the servicing and maintenance of the lake and fountain. Phil seconded, and the motion was unanimously approved. Aquatic Systems/Vertex will be replacing Aquagenix.

New Business: (a) Water Use Permit Renewal Contract – George presented a proposal from the Cardno Entrix Corporation to prepare a general water use permit renewal application for the South Florida Water Management District (SFWMD) for a 20 year permit at a cost of \$2,850. Rob motioned to approve. Jeff seconded, and the motion was unanimously approved. (b) Rules and Regulations Regarding Storm Shutters – the current Rules & Regulations of the Association regarding storm shutters were discussed. After discussion and input from community members in attendance, the subject was tabled for now. The Board will take a look at Rules & Regulations from other communities on this subject. (c) 2013 Budget Process and Schedule – George presented a preliminary draft of a 2013-operating budget. Budget meetings will be scheduled to discuss further.

Community Input: There was no further input from the community.

With no further business to discuss, Jeff made a motion to adjourn and Phil seconded the motion. The meeting adjourned at 9:15 P.M.

Respectfully submitted,

Bob Gelles, CAM, AMS
Community Association Manager