

# DEER LAKE HOMEOWNERS ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING MINUTES

Monday, April 16<sup>th</sup>, 2012

**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, Jeff Holiman, Rob Cooper and Carolyn Gilbert present, a quorum was established. Also present were 19 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 with a correction. Jeff seconded, and the minutes were unanimously approved with the correction.

**Financial Report:** George reported that the Association was under budget year-to-date at the end of March by \$15,602. As of March 1<sup>st</sup>, the total net reserves were \$169,679.00. YTD reserve expenses were \$2,943.78 in January for irrigation pump replacement parts; \$7,900 for carpeting/tile, \$2,283 for wallpaper and paint, \$7,667 for (2) Precor treadmills, and \$1,377.90 for 10 new pool lounge replacement chairs in February; \$4,125.52 for a heat pump and new electrical service sub panel \$2,119.78 for a lake fountain pump motor replacement in March = Total First Quarter Expenditures of \$28,416.98. In April, the final payment of another \$7,900 for clubhouse carpeting/tile was made. Donna Cressman gave a Landscape Committee report.

**Unfinished Business:** (a) Clubhouse Remodel – The majority of the clubhouse remodel has been completed and looks great. The addition of decorative items was discussed. Carolyn will gather information for the next Board meeting. Rob motioned to investigate installing 3 ceiling fans on a timer not to exceed \$1,000 at the pool area. Carolyn seconded, and the motion was unanimously approved. The Board also discussed getting a proposal on remodeling the pool deck.

**New Business:** (a) Pool heat pump consideration – George provided information on electric heat pump vs a propane heater for the pool. The electric heat pump comes with a 7 years warranty on parts and 15 years warranty on the heat exchanger as opposed to the typical 1-year warranty on propane heaters. The total cost to install new heat pump units plus a new electric panel to support the increased load is \$13,453. The payback analysis and cost savings analysis showed that the electric heat pumps would pay for themselves in slightly over a year, and provide a cost savings estimate of \$32,820 over 3 years. After discussion, Jeff motioned to approve the 2 electric heat pumps with a target date of June 1<sup>st</sup>. Carolyn seconded, and the motion was unanimously approved. The expense will be paid out of Capital Contributions. (b) Fountain/Lake maintenance annual contract – this item was tabled until the next Board meeting.

**Other New Business:** Rob suggested getting prices on the cost of cleaning out the storm drains in the community. A disgruntled homeowner complained about the manner in which his bird of paradise was trimmed at 7583 Sika Deer Way. After discussion, Jeff motioned to reimburse the homeowner \$175 for the trimming damage. Rob seconded, and the motion was unanimously approved.

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

With no further business to discuss, Phil made a motion to adjourn and Jeff seconded the motion. The meeting adjourned at 8:55 P.M.

Respectfully submitted,

Bob Gelles, CAM, AMS  
Community Association Manager