

# DEER LAKE HOMEOWNERS ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING MINUTES

Wednesday, April 17<sup>th</sup>, 2013

**George Boyer, President, called the meeting to order at 7:07 P.M.**

A notice of the Board Meeting was duly posted in compliance with the Florida Statutes.

**Established a quorum:** With all Board Members (George Boyer, Phil Poston, Carolyn Gilbert, Jeff Holiman, and Rob Cooper) present, a quorum was established. Also present were 19 homeowners and Community Association Manager Bob Gelles of Schoo Management.

**Hearing Committee:** The Hearing Committee (Ken Elliott, Don Courtois, and Joe Mastrangelo) convened to consider the complaints and documentation against a homeowner's son (11401 Axis Deer Lane) for speeding and reckless driving in the community. After presentation and deliberation of the evidence, the Hearing Committee voted unanimously to affirm the President's recommendation that the Board impose a fine of \$50 per day, and the household's suspension of use for 2 months of common area recreational facilities for any further violation of Rule 27 by any resident or car residing at 11401 Axis Deer Lane. The fines and suspension will become effective beginning with any new violation occurring April 18<sup>th</sup>, 2013 and thereafter. Rob motioned to approve the decision. Jeff seconded, and the Board unanimously approved the decision. The homeowner apologized for her son who was present but chose not to speak.

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

**Financial Report:** George reported that the Association was under budget year-to-date at the end of March 2013 by \$6,060. As of March 31st, the total net reserves were \$202,623.

**Unfinished Business:** (a) Irrigation Issues and Water Permit Update – George presented proposals from Hoover Pumping Systems and Watertronics Technical Services. While not yet formally approved, South Florida Water Management District (SFWMD) has indicated that all questions and concerns have been met and that they will not hold up the water permit renewal any further. The water use permit that expired in December 2012 allowed for irrigation to 37 acres. Using site plans and considering unirrigated areas such as streets, home footprints, main lake, common area buildings, courts, pool and parking lots resulted in a revised breakdown showing 31 acres of turf and vegetation requiring irrigation. Based on the irrigated acreage, the new water use permit will allow for the annual allocation of 39.82 million gallons with a maximum month allocation of 5.35 million gallons. The new water use permit that was applied for is for 20 years. (b) Entranceway Street Lights Update – the Association spent \$1,520 for the installation of 2 streetlights at the entrance area. Rob motioned to approve the expenditure. Carolyn seconded, and the motion was unanimously approved.

**New Business:** (a) Irrigation Flowguard Proposal – After review and discussion of the proposals received, Jeff motioned to approve an expenditure of up to \$11,000 for the purchase of an irrigation control system. The system will contain a cellular communication module to alert management when the irrigation system is malfunctioning. The system will track water flow, rain events, and reduce wasted irrigation, provide emergency shutoff in the event of water line failures, and allow the Association to remain in compliance with SFWMD's water use permit. The control system will depressurize irrigation lines during non-programmed time periods. Multiple company bids and proposals will be considered. The cost of this control system will be deducted from Contingency Capital Reserves. Carolyn seconded the motion. Rob motioned to get a 36-month contract. Phil seconded Rob's motion. The Board unanimously approved all motions.

(b) New outdoor trash receptacles proposal at clubhouse – tabled until next Board meeting (c) Clubhouse Party usage fee proposal – on march 4<sup>th</sup>, 2013 the Clubhouse Committee met and would like to recommend to the Board that clubhouse fees be raised in certain situations. The current rate is \$100 with a security deposit of \$250. The committee recommends the fees be raised as follows: \* \$100 stays the same for parties under 50 people \* \$150 for parties over 50 people \* \$50 per day for any party that needs to decorate the day before their event \* \$50 per day for any party that does not clean or remove any trash or rental equipment until the day after the event. Rob motioned to approve the Committee's recommendations. Jeff seconded, and the motion was unanimously approved. The clubhouse party usage is only for homeowners and approved tenants. It was also suggested to change the lock on the exercise room to keep partiers out during parties at the clubhouse. (d) Clubhouse Painting recommendation – A bid was presented from Professional Home Services for painting the clubhouse using Sherwin Williams paint. Rob motioned that Bob will get 2 more bids on the painting up to \$5,000 each with a 7-year warranty on the paint. Jeff seconded, and the motion was unanimously approved.

**Homeowners Comments:** Don Courtois and Joe Mastrangelo asked about the drainage system and water usage in the community. Jeff stated that the highest ever used was 91% of the water allocation allowed by SFWMD.

With no further business to discuss, Phil made a motion to adjourn and Carolyn seconded the motion. The meeting adjourned at 8:45 P.M.

Respectfully submitted,

Bob Gelles, CAM, AMS  
Community Association Manager