

DEER LAKE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, August 21st, 2013

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 all Board Members (George Boyer, Phil Poston, Carolyn Gilbert, Jeff Holiman, and Rob Cooper) present, a quorum was established. Also present were 20 homeowners and Community Association Manager Bob Gelles of Schoo Management.

Minutes: Jeff 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 July 2013 by \$5,554. As of July 31st, the total net reserves were \$179,189. There are currently 5 active bank foreclosures as of August 9th, 2013. Three of those homes owe the Association a total of \$10,653.

Unfinished Business: (a) Irrigation Update – George provided a pumpage report from South Florida Water Management District (SFWMD) for the month of July 2013. The report indicated that a total of 999,700 gallons of water were used for irrigation for the entire month of July. Because of so many rainy days, the irrigation system only needed to irrigate the property 13 days in the month of July. The Association has received the final approval from SFWMD on the 20 year water permit applied for by the Association.

New Business: (a) Draft 2014 HOA budget proposal – George presented and reviewed a draft of a 2014 proposed operating budget. It set the 2014 quarterly assessment at \$698 per home with cable and security (up \$6.00 a quarter from 2013), and \$475 per home per quarter without cable and security (down \$1.00 from 2013). Phil motioned to approve the draft of the 2014 proposed operating budget as prepared. Rob seconded, and the motion was unanimously approved. (b) New HOA Florida Statutes – George discussed the new Florida Statutes that affect Florida HOAs effective July 1st, 2013 (1) Official Records – the Association may print and distribute to owners a directory with name, address, and phone number. Owners may exclude their phone number from such a directory by requesting it in writing. If the Association intends to distribute a directory, it should take action to notify all members of its intention to do so, so that members who do not wish to have their phone number published can act in advance of the publication date. Carolyn motioned that the Association should consider distributing a directory, even perhaps online. Rob seconded, and mentioned that a letter should be sent out to all members prior to the distribution of such a directory. The motion was unanimously approved. (2) Board Members Certification and Education – within 90 days after being elected or appointed to the Board, each Director shall certify in writing that he/she has read the Association declaration and documents and current rules and regulations and policies, and that he/she will uphold and faithfully discharge his/her fiduciary responsibility to the Association members. This does not apply to current Board members until they are re-elected for a new term. Schoo Management can provide the required certification form. (3) Contracts with Board Members – disclosure is now required when the Association has a contract or transaction with any of its Directors or firm or other entity where the Director or officer has a financial interest. The Board will need to disclose any such contracts and Directors must approve by a 2/3rds vote to be recorded in the meeting minutes. Board Member and Secretary Rob Cooper is an attorney with the law firm Hahn, Loeser & Parks LLP and the Association has used his law firm in the past for some legal matters. Carolyn motioned to continue the relationship with Hahn, Loeser & Parks and Rob on some legal matters as required. Jeff seconded. The motion passed 4-0 with Rob abstaining from the vote.

(c) 2014 Board Seat Election Process – George provided the information on the election process used the past few years by the Association. There is one seat coming open in January 2014. Phil’s term expires then and he may run for re-election. Rob motioned to approve the election process to be used. Jeff seconded, and the motion was unanimously approved. (d) Rules & Regulations Proposals – changes were tabled until next meeting. Rob will chair the committee and draft changes to be sent to Board Members to review before next Board meeting. Approved Paint Color Selections for Home Exteriors were approved on a motion made by Carolyn and seconded by Jeff. The motion was unanimously approved also replacing the blue color with a green. (e) Other New Business – (1) New Chairperson for ARB – Carolyn nominated Charlie Kelly to be the new Chairperson of the ARB. Jeff seconded, and the motion was unanimously approved. (2) Approval of Clubhouse Parties Planned for Saturday, October 12th and Saturday, December 7th, 2013 – Jeff motioned to approve both dates. Carolyn seconded, and the motion was unanimously approved.

Homeowners Comments: A homeowner expressed concern about speeding in the community and asked about the posted speed limit. Speed bumps were briefly discussed. A renter running a car washing/detailing business on his driveway was discussed. The owner has been notified, and supports the Board’s decision that he should cease and desist such activities. She has already spoken to her tenant about the matter.

With no further business to discuss, Carolyn made a motion to adjourn and Phil seconded the motion. The meeting adjourned at 8:25 P.M.

Respectfully submitted,

Bob Gelles, CAM, AMS
Community Association Manager