

**DEER LAKE HOMEOWNERS ASSOCIATION, INC.**  
**MINUTES OF ANNUAL MEMBERS MEETING**

**Wednesday, January 29<sup>th</sup>, 2014**

**George Boyer, President, called the meeting to order at 7:15 P.M.**

**Established a quorum:** With 75 owners represented either in person or by proxy, a quorum was established. Board Members present were George Boyer, Jeff Holiman, Phil Poston, and Carolyn Gilbert. Board Member Rob Cooper was absent.

George welcomed everyone to the annual meeting, and made some opening remarks regarding the agenda for the meeting.

**Directors Reports:** George gave a financial report and collections update for the fiscal year 2013. Copies of the report were made available to all members. George reported that the Association stayed under budget in 2013 by \$10,636, and the Master POA stayed under budget by \$3,667. The Homeowners' Association increased the designated reserves by \$20,710 over the past 12 months. Delinquent assessments dropped from a balance of \$35,548 last year to \$13,366 this year in December. The HOA decreased homeowner assessments for 2014 and it now at the lowest level since 2005. The Master POA Board voted NOT to charge assessments for 2014 marking the 3<sup>rd</sup> year in a row without Master POA fees due to a large cash balance on hand. 11 homes were sold in 2013 and average sales prices are trending up. Jeff motioned to accept the financial report. Phil seconded, and the motion was unanimously approved. The financial report will be posted on the community website.

George also reported that the clubhouse swimming pool and spa were completely resurfaced and re-tiled. The South Florida Water Management District (SFWMD) irrigation permit was renewed for 20 more years. A Flowguard system was installed at the irrigation pump station allowing the remote control and monitoring of the irrigation thereby improving pump operation, reducing equipment wear and tear, and increasing water use efficiency. A new Bowflex Barbell adjustable weight set was purchased for the workout room. There were 3 community-wide garage sales held in 2013. The clubhouse maintains a volunteer-run library, as well as a Wi-Fi system for residents to enjoy. The community e-mail list now reaches 75% of the homes in the community. 2 streetlights were added to the entrance to the community to improve nighttime visibility at the gate. The exterior of the clubhouse was freshly painted and the roof tiles were pressure washed. A new entrance gate keypad system was installed and re-programmed. The entranceway palms and gates and the clubhouse were again decorated for the holidays.

George also thanked all committee members and volunteers for their efforts. Donna Cressman gave a Landscape Committee report, and thanked all of the volunteers who participated and worked with her during the year. The Landscape Committee members met throughout the year, visited with homeowners, and conducted community walk-throughs. They provided input to landscaper maintenance supervisors and tended the beautiful community Butterfly Garden. The Architectural Review Board (ARB) met and reviewed every application submitted by homeowners for exterior changes to homes and landscaping. George cited the Social/Clubhouse Committee and thanked them for the great, well-attended 7 social events held for the community in 2013. The Clubhouse Committee rented out the clubhouse main room 24 times at \$100 per homeowner party reservation generating \$2,400 extra income for the HOA. Volunteer Newsletter Editor Viki Strandberg prepares a monthly newsletter that is available at the clubhouse and e-mailed to every homeowner on the community e-mail list. The pool testing volunteers tested the water quality 5 days each week all year saving the HOA \$4,200 in 2013 rather than having to pay an outside service to do this. Jack Chancellor gave a Hurricane Committee report and discussed preparations in case of a hurricane warning.

**Election/Announcement of Directors:** Additional nominations were called for from those in attendance. There were no additional nominations for the Board. As a result of the ballots received, Phil Poston was re-elected to serve a 3-year term.

**Unfinished Business – Proxy Vote:** The proxy results were as follows:

1. Waive an audit by a CPA for the year ending 2013? YES
2. Rollover excess funds, if any, at the end of 2013 to the operating account in January 2014? YES
  - (a) Rules & Regulations – this subject was tabled for now for a future Board Meeting.
  - (b) Comcast Contract – a draft of the new Comcast contract was just received a day prior to the meeting and has been distributed to all Board Members. The Board unanimously agreed that it should be examined by Rob Cooper and George Boyer to forward any required changes back to Comcast so that a final, corrected contract could be executed by both parties.

**New Business: Wall Painting** – Due to their age and damage, the community entryway walls are badly in need of repair and re-painting. One bid has been received, Jeff motioned that George and Phil form a sub-committee to obtain at least 3 bids for the project. George and Phil could then make the decision on which contractor to award the contract to after their review of the bids. Carolyn seconded, and the motion was unanimously approved.

**Community Input:** A homeowner asked about trimming certain trees to allow for more streetlight coverage. Lighting of some of the community’s palm trees was discussed. Speeding in the community was again brought up. Speeding complaints need to be directed to School Management for follow-up.

With no further business to discuss, Carolyn made a motion to adjourn and Phil seconded the motion. The meeting adjourned at 8:20 PM.

Respectfully submitted,

Bob Gelles  
Community Association Manager