

# **DEER LAKE HOMEOWNERS ASSOCIATION, INC.**

## **BOARD OF DIRECTORS MEETING MINUTES**

**Wednesday, October 8th, 2014**

**George Boyer, President, called the meeting to order at 7:10 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, Carolyn Gilbert, and Jeff Holiman, a quorum was established. Board Member Rob Cooper was absent. Also present were 28 homeowners and Community Association Manager Bob Gelles of Schoo Management.

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

**Reports By Officers:** George welcomed everyone and mentioned upcoming community social events, and commented on the success of the social events already held this year.

**Financial Statements:** George reported that the Association was under budget year-to-date at the end of the August by \$9,050. There were \$215,765 total net reserves as of August 31st, and provided a financial summary to Board members and homeowners present.

**Unfinished Business:** (a) Bocce Court Bids and Community Input - George reviewed the installation quotes received as of 9/19/2014. They included proposals from (1) Sport Surfaces for a total cost of \$17,896 to \$19,020. (2) Welch Tennis Courts, Inc. for a total cost to complete project of \$22,021. (3) CSI Court Surfaces, Inc. for a total cost of \$26,476 to \$27,600. (4) 360 Sports Systems was not able to provide a final quote or a complete price for a court installation. The conclusion was the best quote received was from Sport Surfaces estimated with tax at a total cost of \$20,161, which could result in an assessment per home of \$102.34 (based on 197 homes) to begin construction. George also provided e-mail attachments of Sports Surfaces 10' x 55' bocce court and equipment quote at \$14,800, Rock Solid Pavers 3 foot path around an entire bocce court at \$2,821, a bench and shade price of \$1,399 from 10-S Supply, along with pictures of Sports Surfaces finished product. After discussion and input from members present, Jeff motioned to choose the \$14,800 + tax proposal from Sports Surfaces omitting the bench, any shade umbrellas, and pavers. This would result in a cost per home of \$79.65. Jeff further motioned that a ballot to vote on whether or not to install a bocce court be mailed to every homeowner for the issue to be decided by a simple majority vote at the upcoming December 3rd Board Meeting. If approved, it was discussed that the funds to pay for this project would be taken from the operating funds of the Association. Carolyn seconded the motions, and they were unanimously approved. (b) Rules and Regulations Update - nothing available at this time. (c) Traffic Control Agreement - after discussion, George recommended not applying for a traffic control agreement with Lee County since it would require that the speed limits within the community be raised from the currently posted 15 MPH to the required 30 MPH to meet to qualify before police could enforce speeding. The Board unanimously agreed with George's recommendation.

**New Business:** (a) Approval of 2015 Draft Budget & Approve at December 3rd Board Meeting - George reviewed the 2015 proposed operating budget with quarterly fees assessed at \$669.00 per home with cable TV and security monitoring, and \$475.00 per home without cable TV and security. Jeff motioned to approve the budget as presented. Phil seconded, and the budget was unanimously approved. (b) Security Monitoring Proposals - George reviewed the security monitoring agreement with SAFE Security and recommended switching security companies to ADT upon the expiration of the current contract with Safe. Carolyn motioned to cancel SAFE Security and to go with ADT with a more favorable contract for 7

years at no rate increase for the 122 homes currently serviced by Safe. Phil seconded, and the motion was unanimously approved. George will ask ADT for a formal written contract. (c) Approve Election Process and Annual Meeting Date of January 21st, 2015 - George reviewed the Board Member Election Process to be used again in 2015 as in prior years. The election will be held to fill the 2 open positions of George Boyer and Rob Cooper, who may run for re-election. The current Board Members are George and Rob whose terms expire January 2015, Carolyn Gilbert and Jeff Holiman whose terms expire January 2016, and Phil Poston whose term expires January 2017. The term of each Board Member is 3 years. Jeff motioned to approve the process and meeting date. Carolyn seconded, and the motion was unanimously approved.

**Other New Business:** Jeff recommended posting 15 mph speed limit signs on every stop sign in the community. Carolyn seconded, and the motion was unanimously approved.

**Homeowners Comments:** Homeowner comments were made and input was given throughout the meeting on a bocce court, a traffic control agreement, and security monitoring.

With no further business to discuss, Phil made a motion to adjourn and Jeff seconded the motion. The meeting adjourned at 8:30 P.M.

Respectfully submitted,

Bob Gelles, CAM, AMS  
Community Association Manager