

DEER LAKE MASTER PROPERTY OWNERS ASSOCIATION, INC.

MINUTES OF BOARD MEETING

Wednesday, October 8th, 2014

George Boyer, President, called the meeting to order at 8:45 P.M.

Proof of notice of the meeting had been given per the Florida Statutes.

Established a quorum: With Board Members Charlie Kelly, Rob Cooper and George Boyer present, a quorum was established. Also present were 2 homeowners and 4 representatives from Neal Communities.

Minutes: Rob motioned to waive the reading of the minutes of the prior Board meeting and Annual General Meeting of July 23rd, 2014 and approve them as presented. Charlie seconded, and the minutes were unanimously approved. They will be posted on the website.

Unfinished Business: None.

New Business: (a) Approve 2015 Draft Budget and Final Budget Approval Meeting December 3rd - George presented and reviewed the 2015 proposed operating budget to be mailed out to all members of the Association for approval at a December 3rd meeting. Charlie motioned to approve the proposed budget as presented. Rob seconded, and the motion was unanimously approved. (b) Approve New Preserve Maintenance Contract - George presented for consideration a preserve area maintenance contract from Blue Heron Environmental, Inc. After discussion, Rob motioned to accept the contract. Charlie seconded, and the motion was unanimously approved. (c) Approve Election Process and Annual Meeting Date January 21st, 2015 - George presented the election process as approved by the Board on October 18th, 2014 and reviewed the procedures. George's term expires in 2015 and he can run for re-election. Rob Cooper and Charlie Kelly's terms expire in 2017. The term is a 3-year term. Charlie motioned to approve the election process and Annual Meeting date. Rob seconded, and the motion was unanimously approved. (d) Discuss Commercial Property Proposal - a Clarification of Restrictive Covenants and Agreement received from Neal Communities was reviewed and discussed. George stated that he saw no benefit to the Deer Lake Master Property Owners Association in signing such an Agreement. Rob further discussed the Association's position. By unanimous agreement, the Board declined signing the proposed Agreement. Rob asked Neal's representatives to provide specific information so that the Board could work with Neal toward a mutually acceptable relationship.

With no further business to discuss, Charlie Kelly made a motion to adjourn and George Boyer seconded the motion. The meeting adjourned at 9:20 P.M.

Respectfully submitted,

Bob Gelles, CAM, AMS
Community Association Manager