

DEER LAKE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, December 3rd, 2014

George Boyer, President, called the meeting to order at 7:08 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 present, a quorum was established. Board Member Rob Cooper was absent. Also present were 26 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.

Reports By Officers: George reported that the front gate needs new motors and they will be installed tomorrow morning.

Unfinished Business: (a) Approval of 2015 HOA Budget and Assessments - George reviewed the proposed 2015 operating budget. After discussion, Jeff motioned to approve the budget with assessments for 2015 set at \$669 per quarter for homes with cable TV and security service and \$475 per quarter for homes without cable TV and security service. Phil seconded, and the motion was unanimously approved. (b) Approval of Revised Rules and Regulation - George reviewed the proposed changes to the Rules and Regulations. Carolyn motioned to change the Paint/Exterior Rule on page 11 so that ARB application and approval would not be required for repair or touch-up. Jeff seconded and the motion was unanimously approved. Jeff motioned to approve the modified Rules and Regulations and highlight all significant changes, and mail to all homeowners in the upcoming mailing for the Annual Meeting. Phil seconded and the motion was unanimously approved. (c) Approval of Bocce Proposal based on Homeowner approval - There were a total of 91 ballots received from homeowners voting on whether or not to install a bocce ball court. The results were 57 not in favor of a bocce ball court and 34 in favor of a bocce ball court. The motion to install the bocce ball court failed as a result of the community vote. (d) Other old business - George presented the ADT contract to be signed as the replacement for Safe Security. Rob Cooper and George reviewed the contract and are in favor of it. The contract with ADT will go into effect April 17th, 2015.

New Business: (a) Time allotted for Candidates for Board Seat Election - George discussed the procedure and stated that at this time only he and Rob Cooper were the candidates. He encouraged others to consider running for a seat on the Board. (b) Reserve Fund Status and Allocation for 2015 - George reported that at the end of October 2014 the Association had a total of \$223,097.57 in total net reserves. (c) Annual Meeting Homeowner Ballot Issues Approval - George reviewed the mailing that will be going out to all homeowners in preparation of the 2015 Annual Meeting. Jeff motioned to approve the Annual Meeting mailing package as presented. Carolyn seconded and the motion was unanimously approved.

Homeowners Comments: A homeowner commented favorably on the new pickleball court and asked the Board to consider adding a second pickleball court. There were also comments on "yard art" and people not cleaning up after their dogs.

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

Respectfully submitted,

Bob Gelles, CAM, AMS
Community Association Manager