

# DEER LAKE HOMEOWNERS ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING MINUTES

Wednesday, April 23rd, 2014

**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 Board Members George Boyer, Phil Poston, Carolyn Gilbert, and Rob Cooper, a quorum was established. Board Member Jeff Holiman was absent. Also present were 18 homeowners and Community Association Manager Bob Gelles of Schoo Management.

**Minutes:** Phil motioned to approve the minutes of the previous Board Meetings. 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 the first quarter by \$1,001. Higher than expected Comcast cable expenses have been offset by savings in other expense areas. A new Comcast contract is still expected this year that will reduce the cable expenses once it begins. As of the end of March 2014 late assessments total \$15,285 compared to \$29,016 last year. George estimates this amount will continue to reduce to less than \$7,500 by the end of this year. The Association owned a house at 7550 Key Deer Court. The title was transferred to the individual responsible for the mortgage for the amount of \$7,000 paid to the Association. Funds were received in April by the Association. As of today the property remains in bank foreclosure and is currently occupied by a tenant.

George gave an insurance coverage report. Rob questioned the perimeter wall appraisal value of \$5,000 and Exterior Signs at \$7,500, and stated that volunteers and committee members need to be covered as well. George will look into this.

**Unfinished Business:** (a) New Comcast Bulk Rate Contract Status – Received, reviewed and signed final copy and sent back to Comcast. (b) Rules and Regulations Update - Rob is still working on this.

**New Business:** (a) Landscaping proposal for hedge replacement - Donna gave a more detailed proposal received from CLA. Rob motioned to approve the bid of \$3,534 total. Carolyn seconded, and the motion was unanimously approved. (b) Neal Communities development update - there is presently planned to be built next door by Neal Communities 114 homes with 2 entrances, no clubhouse or pool. (c) Other new business - Adding a pickle ball court and bocce ball court was discussed. Carolyn and 5 committee members will explore the feasibility of this and make their recommendations to the Board. George talked about the Board's fiduciary responsibilities to the community.

**Homeowners Comments:** A homeowner who lives near Six Mile Cypress requested that trees be planted as a sound barrier to the street noise. The cost for 2 large king palms would be about \$600. Rob suggested that the homeowner be permitted to do so at his expense, not the Association's. Phil agreed.

With no further business to discuss, Phil made a motion to adjourn and Carolyn seconded the motion. The meeting adjourned at 8:45 P.M.

Respectfully submitted,

Bob Gelles, CAM, AMS  
Community Association Manager