

DEER LAKE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES

July 23, 2014

Call to Order: George Boyer called the meeting to order at 7:07 p.m.

Establish a Quorum: Present were Board Members George Boyer, President; Carolyn Gilbert, Vice President; Phil Poston, Vice President; Jeff Holiman, Treasurer; and Rob Cooper, Secretary. Also present was Community Association Manager, Bob Gelles' assistant, Julie Harper and 25 homeowners.

Approval of Minutes of the Previous Meeting: Rob motioned to waive the reading of the April 23, 2014 meeting minutes and to approve them and Carolyn seconded. Motion passed (5-0).

Financial Statements and 2015 Budget Planning: George reported the Association is \$4,000 over budget through June, but expects the budget to be tracking in line by yearend. He also stated Comcast incorrectly billed the Association at the higher rate from the previous contract. The Association will be receiving a credit in July or August for the overpayment amount. He reported there is currently \$208,000 in the reserves compared to \$176,000 last year. He announced the next Board meeting will be held in October for the purpose of developing the 2015 budget.

Unfinished Business: **A. Comcast Bulk Rate Contract Update** – George further discussed the overcharges by Comcast to the Association. He stated Comcast has been charging the Association \$9,600 a month instead of the new rate of \$7,600. As a result, the Association will be receiving a credit of approximately \$6,000. He said the reduced rate was supposed to begin May 1st and recommended residents go directly to the Comcast store at the Gateway location if they are not being billed at the reduced rate. He added residents are better off going to this location rather than calling Comcast since they are directly familiar with the Association's bulk rate account. **B. Rules and Regulations Update** – George stated he would like to have the Rules and Regulations updated by yearend. A key item to be considered for the revisions to the Rules and Regulations will be a consideration of whether fence requests will continue to be approved. **C. Tousa Lawsuit Settlement Agreement** – Rob discussed a settlement offer with the Engle Homes Bankruptcy court. He reported the Association was able to negotiate an agreement with the trustee that they would honor \$30,000 of the \$52,000 claim. He added a percentage of the \$30,000 could be recouped depending on how much money is left in the bankruptcy estate. Rob motioned to accept the settlement agreement with the trustee to value the claim at \$30,000 with the actual settlement payment to be determined by the trustee and Jeff seconded. Motion passed (5-0). **D. Other Old Business** – None.

New Business: **A. Lee County Sheriff Recommendations** – George reported the Sheriff's department is providing recommendations to gated communities in order to increase crime prevention. George stated Officer Alan Canfield has been assigned to the Association and another officer, Kim Swanson, gives crime prevention presentations to communities. George said one of the measures recently taken by the Association to increase security to the community is the addition of a emergency vehicle access controller to the front gate. He explained this feature will enable police cars and emergency vehicles to enter the community without having to sound their siren. **i. Traffic Control Agreement** – George stated officers cannot ticket speeders in the community because there is no traffic control agreement in place. He reviewed the steps the Association would need to take if they wish to have the traffic control agreement implemented. These steps would include contacting the County Attorney's office to have a certified traffic professional verify the signs within the community and then proceed to begin the contract paperwork. Once this has been completed, the agreement would go before the Board of County Commissioners to review and then would be forwarded to Sheriff Scott for his approval. The agreement would then be sent to the President of the Association for signature. The County Attorney's office would

issue final paperwork to LCSO Legal Services and the traffic office would receive a copy for their files. George added that if the agreement is put into place, the minimum speed limit requirement would be 25 MPH. Additionally, officers cannot ticket speeders unless they are going at least 6 miles over the limit. Rob recommended having an evaluation done since there would be no cost to the Association and then the Board can review this information once the study is completed. Rob motioned for George to ask the Lee County Sheriff's office to do the evaluation on the community and for George to report on the results at the next meeting and Phil seconded. Motion passed (5-0). **ii. Educational Presentation/Residential Safety, Crime Prevention** – George suggested inviting the Sheriff's department to an upcoming Board or annual meeting to give a crime prevention presentation to homeowners. **B. Approving New CLA Landscaping Contract** – George announced the rate for 2015 in the new CLA Landscaping contract remains the same for the previous year and the terms are identical. He added the cost will increase by 2% in 2016 and 2% in 2017 and there has been no contract cost increase by CLA since 2012. He recommended continuing with CLA and Carolyn commented they do a great job. Carolyn motioned to approve the new CLA contract and Rob seconded. Motion passed (5-0). **C. Adding New Bank (Finemark) for Reserves** – George recommended the Board approve setting up a new FDIC insured bank for holding long term Reserves CDs. He stated the Association currently uses three banks and is currently exceeding its limit by \$100,000 at one of the banks. He noted among the current banks the Association uses, SunTrust has low CD rates and poor customer service and the bank in Sanibel Captiva is not conveniently located. He said Rob recommended Finemark Bank and commented he agreed with Rob's recommendation to use Finemark Bank because they have excellent customer service, good CD rates and a convenient location. Rob motioned to purchase CDs from Finemark Bank for the Reserves and to have George, Rob, and Bob Gelles as signers on the account and Phil seconded. Motion passed (5-0). **D. Clubhouse Committee Luau and Future Schedule** – George asked the Clubhouse Committee when they would be scheduling the upcoming luau. They suggested a tentative date of August 29th, provided Fred, the musical director, will be available on that date. George also thanked the Clubhouse Committee for the tremendous job they did on the July 4th potluck party. **E. Board Casts Vote for Two Master POA Directors for the Upcoming Master POA Annual Meeting Tonight** – George announced Rob Cooper and Charlie Kelly were the only people who submitted their candidacy for the 2 open positions for the Master POA Board of Directors. George stated the HOA Board would be voting for these positions and explained he would bring the majority of their vote to the Master POA Annual meeting to vote on the HOA Association's behalf. After the members of the HOA Board cast their votes, George announced they unanimously voted for Rob Cooper and Charlie Kelly. **F. New Amenity Proposals for Pickleball & Bocce Ball** - The Amenity Committee presented their proposal to add Pickleball and Bocce ball to the community. An extensive discussion ensued between the Board members and residents regarding the addition of these amenities. Based on input received from the Amenity Committee, residents, and other Board members, George recommended adding Pickleball lines to one of the existing tennis courts and to solicit at least 3 bids for the addition of a Bocce Ball court between the tennis and basketball courts. Phil motioned to get 3 to 5 bids for a Bocce Ball court to be installed to the Board's specifications and Rob seconded. Motion passed (5-0). Rob motioned to restripe the back tennis court, purchase height clips for the net, and to add a rules sign to the court area for an amount not to exceed \$1,000 and Jeff seconded. Motion passed (5-0). **G. Other New Business** – None.

Homeowner Comments: Several homeowners made comments during the discussion regarding the amenity proposals for Pickleball and Bocce Ball.

Adjournment: With no further business to discuss, Rob made a motion to adjourn the meeting and Carolyn seconded the motion. The meeting adjourned at 9:05 p.m.

Respectfully submitted,



Julie Harper