

# DEER LAKE HOMEOWNERS ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING MINUTES

Wednesday, October 7<sup>th</sup>, 2015

**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 Jeff Holiman present, a quorum was established. Board Member Rob Cooper was absent. Also present were 12 homeowners, Community Association Manager Bob Gelles of Schoo Management, and Cory Simpson of Xfinity (Comcast).

**Minutes:** Carolyn motioned to approve the minutes of the previous Board Meetings. Phil seconded, and the minutes were unanimously approved. They will be posted on the Association's website.

**Comcast Update:** Xfinity Community Account Representative Cory Simpson representing Comcast discussed their new dedicated account service for the community.

**President's Report:** George reported that: the Association's entranceway flagpole replacement was completed. The Tiki Hut roof was re-thatched and the rotted walkway handrail boards replaced and all wood decking repainted. The Deer Lake Master POA amendment package was mailed to all Deer Lake HOA members in July. A community garage sale was held on June 27<sup>th</sup>. Replacement pool deck lounge chairs and tables were purchased for the clubhouse. Plant replacements for the entrance walls were made and palm fertilizer applications were increased to four times per year. The clubhouse security camera system repair was completed and it is now working at 100%. The clubhouse committee volunteers held a well-attended, entertaining community barbecue party on September 12<sup>th</sup>. Since June 17<sup>th</sup>, the clubhouse main room was rented 4 times generating \$500 in fees. 18 homes have been sold since January 1<sup>st</sup> and there are 3 more pending sales. Through August 2015 financial reports, the Association year-to-date expenses have exceeded income by \$7,445. By year end, income is projected to exceed expenses. Collection activities of unpaid HOA assessments have been reduced from a \$15,196 balance last year to an amount of only \$169 as of August (the lowest level ever achieved by the Association). Reserve balances at the end of August were \$249,272 and are projected to be \$260,842 by the end of this year. The estimated year-end balance is \$47,000 higher than was originally projected by the 2012 reserve study as a result of lower than expected expenditures on major capital repair and replacement expenses. Community irrigation water usage is projected to be 32 million gallons for 2015, matching 2014 levels, and will be 8 million gallons below the maximum permitted amount of 39 million gallons. All compliance reports have been submitted monthly to the South Florida Water Management District (SFWMD). Clubhouse and gate house roof cleaning is scheduled using a soft wash. Additionally, the clubhouse fence and gutters will also be cleaned. A community garage sale is scheduled for October 31<sup>st</sup>. The community entranceway holiday lighting has been scheduled again.

**Unfinished Business:** (a) 2016 Draft Budget – after George reviewed, Jeff motioned to approve the draft budget as presented. Carolyn seconded, and the motion was unanimously approved. (b) Hearing/Fining Committee – No hearing was necessary. The violation was corrected. (c) Leasing Restrictions Proposed Amendment – George reviewed the proposed changes. Suggestions were made to make some changes to the proposed amendment. Jeff motioned to approve with changes. Carolyn seconded, and the motion was unanimously approved. Jeff motioned to have Lori Moore of the law firm of Roetzel and Andress review the final draft of the proposed amendment. Phil seconded, and the motion was unanimously approved. (d) Master POA Update – the proposed amendments were sent to all homeowners by mail.

**New Business:** (a) 2016 Board Seat Election Process – George reviewed the election process that has been used effectively the last few years. There are 2 Board seats up for election in January 2016. Term of each Board seat is 3 years. All interested contacts should notify Bob Gelles at Schoo Management. Phil motioned to once again approve the election process. Carolyn seconded, and the motion was unanimously approved. (b) Escrow Account Reconciliation – George prepared and reviewed a rental escrow account statement as of 9/23/15. Jeff motioned to approve putting \$8,223 in to the operating checking account. Carolyn seconded, and the motion was unanimously approved. (c) Roof Cleaning Notices – Bob will send out to homeowners with roofs needing cleaning after the rainy season ends.

**Homeowners Comments:** A homeowner reported her concern about u-turns being made in front of the Deer Lake entrance by people going to the Cypress Walk entrance.

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