

**DEER LAKE HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING MINUTES**

**Wednesday, December 2<sup>nd</sup>, 2015**

**George Boyer, President, called the meeting to order at 7:10 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 present, a quorum was established. Board Member Jeff Holiman was absent. Also present were 21 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. They will be posted on the Association's website.

**Directors Report:** George reported that through the end of October the Association year-to-date income had exceeded expenses by \$7,202. Reserve balance at the end of October was \$254,089.

**Unfinished Business:** (a) Approval of 2016 HOA Budget and Assessments - after George reviewed and explained the 2016 operating budget, Carolyn motioned to approve the budget as presented. Phil seconded, and the motion to formally approve the budget was unanimously approved. (b) Board Review of Proposed New Amendment (Leasing) – Rob and George explained the proposed amendments regarding leasing and the Florida Statutes adherence to current law. Rob answered questions related to the Florida Statutes and leasing authority in an association's documents. After questions and answers, Rob motioned to approve the proposed amendment with some minor changes. Carolyn seconded, and the motion was unanimously approved. The proposed amendment will be part of the mailing package going out for the annual members meeting for voting on by the Membership. (c) Other Old Business – None.

**New Business:** (a) Time Allotted for Candidates for Board Seat Election – No one came forward. (b) Annual Meeting Homeowner Ballot Issues Approval – All of the following documents will be compiled and mailed to each homeowner and any Master POA documents mailed to Cypress Walk HOA in care of Dan Ciesielski of Neal Communities: (1) 2016 AGM Cover Letter for the Deer Lake HOA (2) Copy of AGM Notice (3) Copy of HOA Board Organizational Meeting Notice (4) Ballot for electing 2 Directors (Jeff Holiman and Carolyn Gilbert) (5) Copy of the two proposed amendments to the Declaration (6) A Limited Proxy with 4 questions (7) Copy of the 2016 HOA Approved Budget (8) 2016 AGM Cover Letter for the Deer Lake POA Master Association (9) Copy of Master POA Annual Meeting Notice (10) Copy of Master POA Board Organizational Meeting Notice (11) Copy of 2016 Master POA Approved Budget (12) Ballot and Proxy Envelope that is addressed to Schoo Management (c) Other New Business – None.

**Homeowners Comments:** A homeowner reported his concern about landscaping and mulch.

With no further business to discuss, Rob made a motion to adjourn and Carolyn seconded the motion. The meeting adjourned at 8:40 P.M.

Respectfully submitted,

Bob Gelles, CAM, AMS  
Community Association Manager