

# DEER LAKE HOMEOWNERS ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING MINUTES

Wednesday, June 17<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 Rob Cooper, a quorum was established. Board Member Jeff Holiman was absent. Also present were 11 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.

**Financial Report:** George reported that the Association was under budget year-to-date at the end of April by \$7,910. Accounts receivable are \$6,903 as compared to last year same time of \$22,127. There is \$245,452 in net reserves. Twelve homes have sold so far this year. Carolyn motioned to approve the financial report. Phil seconded and the motion was unanimously approved.

**Unfinished Business:** (a) ADT Security Monitoring Update – the ADT program is going well. Three new members signed up for a total of 125 homes in the community now with ADT. (b) Rules and Regulations Discussion – Two letters are being sent out mentioning fines for a tentative Hearing/Fining Committee meeting on Wednesday, July at 8:00 P.M. if the two homeowners are still in non-compliance. (c) Other Old Business – Rental/Leasing restrictions are being worked on for submission to the membership to be voted on at the next annual meeting.

**New Business:** (a) Board Discussion and Approval of Master POA Declaration Amendment – George and Rob reviewed the proposed amendment for the Master Association and explained its necessity. After discussion, Carolyn motioned to approve the proposed amendment. Phil seconded, and the motion was unanimously approved. (b) Budget Planning Process for 2016 – George prepared and reviewed a preliminary draft of a 2016 operating budget. It is anticipated that the rates will be \$674.00 per quarter for those homes with cable TV and security monitoring (up \$5.00 a quarter over 2015), and the same rate of \$475.00 per quarter for homes without cable TV and security monitoring. The plants at the retaining wall were reported to be in need of attention and need to be looked at. (c) Other New Business – A new flagpole is on the way and will be installed shortly. There will be a Community Yard Sale held on Saturday, June 27<sup>th</sup>. A broken clubhouse security camera is being replaced.

**Homeowners Comments:** A homeowner reported that there were young people in the pool late at night. Speeding was again reported and discussed. It was stated that the Tiki hut needs work.

With no further business to discuss, Phil made a motion to adjourn and Carolyn seconded the motion. The meeting adjourned at 8:00 P.M.

Respectfully submitted,

Bob Gelles, CAM, AMS  
Community Association Manager