

DEER LAKE HOMEOWNERS ASSOCIATION, INC.
MINUTES OF ANNUAL MEMBERS MEETING

Wednesday, January 21st, 2015

George Boyer, President, called the meeting to order at 7:12 P.M.

Established a quorum: With 77 owners represented either in person or by proxy, a quorum was established. Board Members present were George Boyer, Jeff Holiman, Phil Poston, and Carolyn Gilbert. Board Member Rob Cooper was absent. Carolyn motioned to approve the minutes of the prior Board meeting held December 3rd, 2014. Jeff seconded, and the motion was unanimously approved.

George welcomed everyone to the annual meeting, and made some opening remarks regarding the agenda for the meeting. George expressed thanks from the community to all of the committee members and volunteers who have helped in the successful operation of Deer Lake.

Directors Reports: George gave a financial report and update for the fiscal year 2014. Copies of the report were made available to all members. George reported that the Association stayed under budget in 2014 by \$9,381, and the Master POA stayed under budget by \$565. The Homeowners' Association increased the designated reserves by \$33,237 over the past 12 months. Total in Reserves is \$230,465. Bad debt write offs were only \$196 for the entire year versus a budgeted amount of \$6,000. The HOA-owned rental home was sold and contributed \$9,942 extra income for 2014. A new 10 year Comcast bulk service contract for 163 homes was negotiated at a lower price and became effective May 1st, saving the Association \$22,943 per year in contract costs to Comcast. 2015 Master POA assessments for homeowners will now be paid by the HOA and is included in the homeowner HOA quarterly assessments. The HOA collected \$3,383 in proceeds from the final Engle Homes bankruptcy court settlement. Eleven homes were sold during 2014 with average sales prices up about 15%. HOA warranties were used to repair the clubhouse treadmills and a lake fountain pump at no cost. All cracked clubhouse roof tiles and grout areas were replaced and restored. The front entranceway walls and guard house were completely repainted and restore in April. The HOA upgraded the playground area, added new play-safe mulch and new wood retaining wall timbers with the help of community volunteers. The Clubhouse Committee volunteers held fun and well-attended parties including a BBQ Party, a Fiesta Party, a Luau Party, a Pizza Party, a Christmas Party, and a New Year's Eve Party. The Clubhouse Committee Chairwoman rented out the clubhouse main room for private parties generating over \$2,000 extra income for the HOA. The Landscape Committee Members met throughout the year, visiting with homeowners and also conducting community walk-throughs. Volunteers also tended the Association's beautiful Butterfly Garden. The Architectural Review Board (ARB) volunteers met and reviewed all applications submitted. Two pool testing volunteers tested water quality 5 days a week saving the HOA \$4,200 rather than the HOA having to pay to have this done. Pickleball court lines were added to the two tennis courts. Now pickleball has become a very popular afternoon and evening activity in the community. New players are always welcome to join the fun. Three community-wide garage sales were held in 2014. The clubhouse maintains a Volunteer-run library, and also offers Wi-Fi for residents to enjoy. The community website www.mycasadellago.com is updated monthly, and the community e-mail list presently reaches 80% of the homes in the community. The Volunteer Editor of the community Casa Del Lago Newsletter prepared 12 monthly editions! Community Volunteers decorated the entranceway and the clubhouse for the holidays.

Jeff motioned to approve George's financial report and Phil seconded. The motion was unanimously approved.

Election/Announcement of Directors: Additional nominations were called for from those in attendance. There were no additional nominations for the Board. As a result of the ballots received, George Boyer and Rob Cooper were re-elected to serve a 3-year term each.

Unfinished Business – Proxy Vote: The proxy results were as follows:

1. Waive an audit by a CPA for the year ending 2014? YES
2. Rollover excess funds, if any, at the end of 2014 to the operating account in January 2015? YES

Janet McMillan of ADT addressed the meeting giving an explanation of, and update on, the security services to be provided by ADT to homeowners. Janet answered all questions addressed to her from audience members and provided ADT contact information as well.

New Business:

The Board, on a motion made by Jeff and seconded by Carolyn, unanimously approved George Boyer as the Board's selection of a Master POA candidate for the open seat on the Master Board. George abstained from the vote.

The Board, on a motion made by Phil and seconded by Carolyn, re-authorized the following standing committees and chairpersons for 2015:

- (1) Clubhouse Committee – Chairwoman Debbie Wiegert
- (2) Landscape Committee – Chairwoman Donna Cressman
- (3) Architectural Review Board – Chairman Charles Kelly
- (4) Hurricane Committee – Chairman Jack Chancellor
- (5) Newsletter Editor – Viki Strandberg

Community Input: Speeding in the community was again brought up. Speeding complaints need to be directed to School Management for follow-up.

With no further business to discuss, Jeff made a motion to adjourn and Carolyn seconded the motion. The meeting adjourned at 8:10 PM.

Respectfully submitted,

Bob Gelles
Community Association Manager

DEER LAKE HOMEOWNERS ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS ORGANIZATIONAL MEETING
Wednesday, January 21st, 2015

George Boyer, President, called the meeting to order at 8:12 P.M.

Established a quorum: Board Members present were George Boyer, Jeff Holiman, Carolyn Gilbert, and Phil Poston. Board Member Rob Cooper was absent.

Old Business: None

New Business: On motions duly made and seconded, the officers for 2015 shall remain:

President – George Boyer
Vice-President – Carolyn Gilbert
Vice-President – Phil Poston
Secretary – Rob Cooper
Treasurer – Jeff Holiman

With no further business to discuss, Jeff made a motion to adjourn and George seconded the motion. The meeting adjourned at 8:17 PM.

Respectfully submitted,

Bob Gelles
Community Association Manager