

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

**Wednesday, January 20th, 2016**

**George Boyer, President, called the meeting to order at 7:25 P.M.**

**Established a quorum:** With 83 owners represented either in person or by proxy, a quorum was established. Board Members present were George Boyer, Jeff Holiman, Rob Cooper, and Carolyn Gilbert. Board Member Phil Poston was absent. Carolyn motioned to approve the minutes of the prior Board meeting held December 2<sup>nd</sup>, 2015. Rob 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 2015. Copies of the report were made available to all members. George reported that the Association ended the year within \$218 of the budget target of Income matching Expenses, and the Master POA full year Income exceeded Expenses by \$1,516. Expenses were lower than projected and should remain that way for 2016. The HOA increased Total Net Reserves by \$30,341 versus the prior year. HOA Reserves now total \$260,805. The largest reserve expenditure in 2015 was for a new pair of gate opener/controllers costing \$6,335. The entranceway flagpole was replaced with an attractive and highly wind resistant one for \$2,555. The Tiki Hut roof was re-thatched and its walkway handrail boards replaced and totally repainted for \$2,373. 20 replacement pool deck lounge chairs were purchased for \$2,650. Unpaid HOA assessments dropped in one year from \$14,455 to only \$1,352 as of December 31st, 2015. A 2016 HOA budget was passed with no increase in base assessment fees of \$475 per quarter. A 2016 Master POA budget was passed with no increase in assessments.

Volunteer achievements include the Clubhouse Committee renting out the clubhouse main room for private parties generating over \$1,600 in extra income for the HOA. The 2 pool testing volunteers tested water quality 5 days a week, 52 weeks a year, and saved the HOA a whopping \$4,200 versus our HOA paying a pool contractor to do this work. The Clubhouse Committee volunteers organized 4 highly popular parties including a BBQ party, a Fiesta Party, a Pizza party, and a Christmas Party. The Landscape Committee met with the landscapers and interested homeowners throughout the year, conducted community walk-throughs to review problem areas, and tended to the community's beautiful Butterfly Garden. The Architectural Review Board (ARB) volunteers met and reviewed all applications submitted. The clubhouse maintained a free, volunteer managed library and free Wi-Fi for residents to enjoy. The community website was updated every month with the latest information at [www.mycasadellago.com](http://www.mycasadellago.com) The community e-mail list currently reaches 85% of the residents. The volunteer Newsletter Editor prepared 12 monthly editions for Casa del Lago residents to read. The volunteers decorated the community inside entranceway plus the clubhouse for the holidays.

Community progress included a Deer Lake Master POA Amendment was approved in July with any associated costs paid by Cypress Walk. Three community garage sales were held in February, June, and October. 22 new homeowners moved in during 2015 compared to 11 in 2014. The community irrigation water usage was 30 million gallons for 2015, 9 million gallons less than the community's maximum permitted amount of 39 million gallons. The clubhouse and gate house roof was cleaned using a soft chemical wash to prevent tile damage.

Donna Cressman gave a Landscape Committee report and thanked all of the Committee members for their help and participation. Charlie Kelly gave a brief ARB report. Jack Chancellor discussed the Hurricane Committee.

Jeff motioned to approve the Directors and Committee reports. Carolyn seconded and 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, Carolyn Gilbert and Jeff Holiman were re-elected to serve a 3-year term each.

**Unfinished Business:**

**a. Proxy Vote:** The proxy results were as follows:

1. Should the current Section 8.3 Leasing (A and B) of the Declaration be deleted in entirety and replaced with the Board proposed 8.3 Leasing Amendment? YES
2. Should the proposed Amendment Section 15.14 "Applicable Statutes and Laws" be added to the Declaration of Covenants? YES
3. Should an audit of the Association's records by a certified public accountant be waived for the year ending December 31, 2015? YES
4. Should the Association rollover excess funds, if any, at the end of year December 31, 2015 to the operating account in January 2016? YES

**b. Other Unfinished Business** – Jeff motioned to keep all standing committees in place. Carolyn seconded and the motion passed unanimously.

- (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

**New Business:** There was none.

**Community Input:** A question was raised by a homeowner about tornado safety precautions.

With no further business to discuss, Jeff made a motion to adjourn and Carolyn seconded the motion. The meeting adjourned at 8:35 PM.

Respectfully submitted,

Bob Gelles  
Community Association Manager