

DEER LAKE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, June 22nd, 2016

George Boyer, President, called the meeting to order at 7:07 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 9 homeowners and Community Association Manager Bob Gelles of Schoo Management.

Minutes: Jeff 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 May the Association year-to-date expenses had slightly exceeded income by the amount of \$1,098. Reserve balance at the end of May was \$279,669 which is an increase of more than \$30,000 compared to May of last year. George also reported on palm tree disease in the community. 6 palm trees recently had to be removed. George reported that sod replacement has been slow because sod is in short supply but CLA is working to obtain sod as quickly as it becomes available. There will be a garage sale held this coming Saturday June 25th. The Clubhouse Committee has put together a Happy Hour Party for Friday July 8th.

Landscape Maintenance Performed By Association Per Declaration 6.2, 8.11 – George reviewed the current policies relating to landscaping requirements pursuant to the Association's documents. It includes maintenance of landscape, lawn cutting, fertilizing, trimming of plants and shrubs, where necessary replacement of plants and shrubs except to the extent of any landscaping within courtyards, walls, or fences, and irrigation system repairs. Landscaping includes trees, shrubs, lawns, flower beds, walkways, and ground elevations. The Association will maintain landscaping as initially installed by the builder, including without limitation, trees, shrubs, lawns, flower beds and the irrigation system. Except that each owner is responsible for the maintenance of any of the foregoing located within any courtyard, within a fence, and also for any new or additional landscaping installed by the Owner or Occupant or prior owners or occupants. The landscaping by the Association does not include the removal of healthy trees planted by the builder even though they may be very large, near houses, driveways, have roots interfering with sewer or water lines, or under driveways or walkways or houses. The Association is not responsible for adding French drains around or between houses to remove rainwater. The Association is not responsible for and will not reduce the height or width of trees but will trim and remove bottom branches so that they will not hang low enough to brush high vehicles on the street or brush against a house or pool cage. The Association does not have the responsibility to remove animals or insect pests that are on the homeowners lot that are causing problems within homes or courtyards. Insect and disease control applications affecting turf and vegetation will be treated by the Association landscapers. A discussion ensued on the proper distribution and application of mulch per home throughout the community. Further discussion and resolution will have to take place before the next mulching of the community.

Unfinished Old Business: (a) Christmas Entranceway Lighting - George is looking for a volunteer to head up a Lighting Committee to take over this responsibility. (b) Gate Access System – George reported that because of a static electricity discharge buildup from car drivers when they touch the properly grounded, low voltage metal gate keypad box, a plastic keypad has been added and aluminum grounding plate was installed for cars to drive over. This has minimized drivers' chances for getting a shock from their static discharge. Further changes are planned for covering all remaining portions of the metal keypad enclosure.

New Business: (a) Homeowner Fence ARB Request Decision – After much discussion and review, Jeff made a motion to approve the fence under the following conditions:

- (1) Fence conforms to existing fences criteria in the documents regarding type, material, color, etc.
- (2) Fence conforms to all municipal codes
- (3) Fence line will not violate the setback rules already decided for this property (5' side, 15' rear)
- (4) Two gates, one on each side, will be installed, 4' wide swinging out
- (5) All permits and contracts shall be submitted to the Architectural Review Board (ARB) for review
- (6) A pool must be installed
- (7) Neighbor to the north must review and approve (sign off on) fence. This approval covers the fence only. All other aspects of the project must follow ARB process and approval.
- (8) Homeowner agrees to pay for any additional landscaping costs required (if any)

Carolyn seconded the motion and it was unanimously approved. (b) HOA Board Position Regarding Maintenance of Royal Palms – After discussion, it was decided that the Board will need to develop a policy statement regarding the Royal Palms in the community. (c) Gate Camera System Replacement – After discussion, it was decided that George will get more information and proposals as the clubhouse camera system needs fine tuning as well. (d) Clubhouse Kitchen Remodel – Bids will be obtained for replacing the cabinets and appliances in the kitchen area. (e) 2017 Budget Process – George reviewed a preliminary draft of a 2017 HOA operating budget. It projects the HOA fee going from \$680 to \$699 for those with cable TV and security monitoring, and from \$475 to \$487 for those without cable TV and security monitoring. (f) Recruiting Volunteers – George expressed the need to recruit more volunteers for the community. Volunteers would be helpful with the Butterfly Garden, Clubhouse Committee, trash and recycle removal, and entranceway lighting replacement.

Homeowners Comments: None.

With no further business to discuss, Carolyn made a motion to adjourn and Phil seconded the motion. The meeting adjourned at 9:00 P.M.

Respectfully submitted,

Bob Gelles, CAM, AMS
Community Association Manager