

DEER LAKE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, November 30th, 2016

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 Jeff Holiman present a quorum was established. Board Member Rob Cooper was absent. Also present were 20 homeowners and Community Association Manager Bob Gelles of Schoo Management.

Minutes: Jeff motioned to approve the minutes of the previous Board Meeting. Phil seconded, and the minutes were unanimously approved. They will be posted on the Association's website.

Directors Report: George reported that through October 2016 the Association is under budget by \$5,424, total assets are \$575,436, and the Association has \$265,440 in total net reserves.

Unfinished Old Business: (a) Approval of 2017 HOA Budget and Assessments – George reviewed the 2017 proposed operating budget that was mailed to all homeowners. After discussion, Carolyn motioned to approve the budget as presented and Phil seconded. The budget was unanimously approved. The 2017 quarterly maintenance fees will be \$697.00 per home with cable TV and security monitoring, and \$485.00 per home without cable TV and security monitoring. (b) Other Old Business – There was none.

New Business: (a) Time Allotted For Candidates For Board Seat Election – after discussion, Jeff motioned that it would appropriate to give all candidates 5 minutes per candidate to speak. Carolyn seconded, and the motion was unanimously approved. So far, Phil Poston is the only candidate. (b) Establish Annual Meeting date as January 25, 2017 – George reviewed the Homeowner/Member information package mailing proposed to be sent to all. Jeff motioned to approve the mailing package. Phil seconded, and the motion was unanimously approved. (c) Other New Business – an Architectural Review form was submitted by a homeowner for a new fence to be installed at 7590 Key Deer Court. After review of the proposed plans and discussion, Jeff motioned that the application as submitted should be denied at this time. The homeowner must remove the existing fence on both sides of the house, and the new proposed fence can be no longer than the boundary lines of the home. Phil seconded, and the motion was unanimously approved to deny the proposed project.

Homeowners Comments: A homeowner discussed the addition of a bocce ball court to the community.

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