

DEER LAKE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Monday, October 30th, 2017

George Boyer, President, called the meeting to order at 8:10 A.M.

A notice of the Board Meeting was duly posted in compliance with the Florida Statutes.

Established a quorum: With all Board Members George Boyer, Phil Poston, Rob Cooper, Carolyn Gilbert, and Jeff Holiman (by phone) present a quorum was established. Also present were 5 homeowners, Community Association Manager Bob Gelles of Schoo Management, and Tammy Hynes and her associate from Gulfshore Insurance.

Minutes: Phil motioned to approve the minutes of the previous Board Meetings with 2 small revisions. Carolyn seconded, and the minutes were unanimously approved. They will be posted on the Association's website.

Old Business: (a) Landscaping proposals for 2018 - George discussed the proposals received and the process followed to decide on a new landscape maintenance company. The 7 proposals received were narrowed down to 2 finalists. George, Phil, Carolyn, and Bob Gelles checked out together in person their references to evaluate the appearance of the properties they maintain. The most impressive proposal and references were from Estate Landscaping & Lawn Management. After discussion, Carolyn motioned to approve signing a contract with Estate Landscaping. Rob seconded, and the motion was unanimously approved and passed. (b) Estimated 2018 Insurance Premiums and options – the Association's insurance was reviewed with input from the Association's insurance agent Tammy Hynes of Gulfshore Insurance. After discussion, Jeff motioned to get an asset list put together as soon as possible to move forward with a good number for budgeting that includes all of the Association's property. Carolyn seconded, and the motion was unanimously approved. GAB Robins will be contacted for an insurance appraisal update to make sure all amenities are properly covered.

New Business: (a) December 6th Budget Approval Meeting – George presented the proposed 2018 operating budget. The projected rates for 2018 are \$785.00 per home per quarter with cable TV and security system, and \$566.00 per home per quarter without cable TV. The budget will be approved at a Board Meeting on December 6th, 2017. Rob so motioned. Phil seconded, and the motion was unanimously approved. (b) Swimming Pool Contractor Proposal – the poor service received this year from Tri-City Pool Service necessitated seeking a new pool service company. On the proposal received from Colonial Pool & Spa, Rob motioned to go with them for the new pool service company. Phil seconded, and the motion was unanimously approved. (c) Approval of Election Process for 2018 – George reviewed the election process for the Annual Meeting to be held on January 31st, 2018 to fill 2 expiring term positions. George and Rob's terms are expiring January 2018 so those Board seats will be open for election or re-election. (d) Approval of December 6th Meeting Notice to Homeowners – Carolyn approved the notification. Phil seconded, and the motion was unanimously approved. (e) Fining Committee Decision – the Hearing/Fining Committee, upon review of the previous correspondences to the homeowner of 7550 Key Deer Court, recommended to the Board the homeowner be fined \$50.00 per day for each day their home is occupied by unknown/unauthorized tenants, that their voting rights be suspended, and that their use privileges of the Association's common area amenities be suspended as well. Rob motioned to approve the recommendations. Phil seconded, and the motion was unanimously approved. (f) Other New Business – there was none.

Homeowners Comments: A homeowner expressed concern over the FPL power grid as it relates to Casa Del Lago.

With no further business to discuss, Rob made a motion to adjourn and Phil seconded the motion. The meeting adjourned at 10:15 A.M.

Respectfully submitted,

Bob Gelles, CAM, AMS
Community Association Manager