

DEER LAKE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
December 6, 2017

Call to Order: George Boyer called the meeting to order at 7:04 p.m.

Establish a Quorum: Present were Board Members George Boyer, President; Phil Poston, Treasurer; Jeff Holiman, Vice President; and Rob Cooper Vice President (by phone). Carolyn Gilbert, Secretary, was not present. Also present was Community Association Manager, Bob Gelles' assistant, Julie Harper, Ryan Fantasia, from Estate Landscaping, and 16 homeowners.

Approval of Minutes of the Previous Meeting: Jeff motioned to waive the reading of the October 30, 2017 meeting minutes and to approve them and Phil seconded. Motion passed (4-0).

Report by the President: A) **New Landscape Company** – George announced the Association has hired another landscaping company, Estate Landscaping, to service the Deer Lake community. He stated the current landscaper, CLA, would continue to service the community until December 31, 2017 and the new company will begin serving the community on January 1, 2018. George briefly reviewed the services the new company will be providing, which was also summarized in a handout provided to residents attending the meeting. He said contact details for Estate will be included in newsletters and posted to the website. Ryan Fantasia, from Estate Landscaping, was invited to the meeting and George asked him to speak to the residents about his company and answer their questions. Pursuant to the landscaping discussion, George announced that damaged turf would be re-sodded beginning Dec. 18th. George said he will meet with Steve Laipply (our account manager) prior to Estate's takeover to tour the community. Rob asked Ryan when the tree removals would be scheduled and he responded they would be done on the 13th.

Unfinished Business: A. **Approval of 2018 HOA Budget & Assessments** - Phil motioned to approve the 2018 HOA Budget as presented and Jeff seconded. Motion passed (4-0). B. **Other Old Business** - George provided the Board an update on the status of the GAB insurance appraisal.

New Business: A. **Time Allotted for Candidates for Board Seat Election** – George announced the only candidate intent sheets received were from current Board members. He stated both his term and Rob's would be expiring in January and added the terms are for 3 years. Both he and Rob will be on the ballot for the 2 open positions. He informed residents there were be a space on the ballot for write-in candidates. B. **Establish Annual Meeting Date as January 31, 2018** - George announced a mailing would be going out to everyone for the upcoming Annual Meeting on January 31, 2018. In addition to the ballot, a limited proxy will be included in the mailing. He said the proxy would include a question about whether the Association should have a CPA audit conducted for the year ending December 31, 2017 or instead use the 2017 yearend financial statement prepared by Schoo Management. He noted the cost to the Association for an audit would be \$7,000. Another question on the proxy will ask owners to vote on whether or not the Association should rollover excess funds, if any, at the end of the year. The mailing will also include a copy of the approved budget. **Phil motioned to approve the packet George prepared for the Annual Meeting (with a modification to the ballot) and for it to be mailed out on or around December 13, 2017 and Jeff seconded. Motion passed (4-0).**

Community Input: A resident asked Rob about all residents being put on the same FPL grid and he responded he is in the process of working on this, but there have been some delays he has encountered from FPL. Another resident asked about whether or not the Board reviews the financial information prepared by Schoo Management. George responded the Board receives reports from Schoo Management on a monthly basis and he reviews them before they are finalized and he and Bob Gelles sign all the checks. He commented Schoo Management's accounting is very accurate. Another resident talked about an improved roof vent that is available and said residents might want to check into this for their homes.

Adjournment: With no further business to discuss, Phil made a motion to adjourn the meeting and Jeff seconded the motion. The meeting adjourned at 8:02 p.m.

Respectfully submitted,

Julie Harper

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