

**DEER LAKE HOMEOWNERS ASSOCIATION, INC.**  
**MINUTES OF BOARD OF DIRECTORS MEETING**

Wednesday, April 17th, 2019

**George Boyer, President, called the meeting to order at 7:01 P.M.**

**Established a quorum:** Board Members present were George Boyer, Carolyn Gilbert, and Karen Martin. Board Members Phil Poston and Rob Cooper were absent. A quorum was established. There were 9 homeowners in attendance. Carolyn motioned to approve the minutes of the prior Board meeting with one minor correction. Karen seconded, and the motion was unanimously approved.

**Financial Report by the President:** George gave a financial report and update through the end of March 2019. The Association has a total of \$399,860 in the operating and reserve accounts. There was only \$1,729 in accounts receivables association fees at the end of March. Current year-to-date earnings are \$7,045. Total expenses through the end of March were \$144,655 versus the budgeted amount of \$153,099. The Association is again strong financially. Additionally, George reported that 3 heat pumps for the pool and spa were replaced in February at a cost of \$3,701 each, the pumps and controllers for the community's irrigation system were replaced in February at a total cost of \$57,791, and the security keypad at the entrance gate was replaced with an upgraded pad in March for a cost of \$3,040.

**Old Business:** (a) Lawn Renovation Project Update – Chad Helmerick of Estate Landscaping gave a report on the progress of the sod replacement project. There is a total of 185,000 square feet of sod being replaced throughout the community at the expense of Estate Landscaping and at no cost to the Association. (b) Proposals for Tennis and Basketball courts resurfacing – Four proposals were received and reviewed by the Board for the re-surfacing of both the tennis court and the basketball court – the most acceptable and lowest bid was received from SportMaster Sport Surfaces offered by Campbell Turf Services of Fort Myers with a bid of \$15,573.23. Positive references were reviewed by Boyer. George recommended accepting the court resurfacing proposal from Campbell Turf Surfaces of \$14,716.73 for the project. Karen motioned to approve the awarding of the job to Campbell Turf Surfaces of Fort Myers. Carolyn seconded and the motion was unanimously approved. (c) Clubhouse Furniture proposals included 1.) a table top proposal received from Affordable Kitchen and Bath for six new quartz tabletops matching the clubhouse kitchen counters that will replace current table tops with the same size of 36" x 36" installed was quoted at \$3,000. They also quoted a smaller size tabletop of 31" x 31" at \$2,350. After discussion and comments from Members present, Karen motioned to stay with the current 36" x 36" tabletops size. Carolyn seconded, and the motion was unanimously approved. c 2.) A Proposal was received and reviewed from Baer's Furniture for replacement of current clubhouse furniture that includes purchasing two 81" sofas, six upholstered 36" chairs (four of striped fabric and two of alternative fabric), two stone coffee tables, one end table, 24 dining chairs and 6 swivel bar stools. Total Cost quote received including delivery and tax is \$15,790 since stool quantity was changed (originally quoted 12 but after discussion decided that only 6 would be needed). The motion to purchase new clubhouse furniture as quoted with quantity adjustment on stools from Baer's Furniture was made by Carolyn and seconded by Karen. The Board voted to Approve this motion unanimously. Boyer will contact Baer's and communicate the Board's decision and the need for fabric selection to be finalized. The next steps will be for Carolyn and Karen to visit Baer's and review and select the fabric styles required for the new furniture.

**New Business:** (a) Front Block Retaining Wall Cleaning and Painting – George will obtain bids for this project. (b) Other New Business – sunken curbing at 11430 Axis Deer (1) RamJack has submitted a proposal to correct slab lift and void fill at several locations in the community. After discussion with the company and other research, it was determined that their injection process would not solve the problem of temporary water pooling in gutters. An alternative method will be looked into by Boyer. (2) Dehart Bulk Security Monitoring Agreement for 38 homes – Dehart has confirmed that the Agreement pursuant to its terms can be cancelled by the Association on October 11<sup>th</sup>, 2020 by written notice at least 60 days prior to that date.

**Community Input:** There was none.

With no further business to discuss, Carolyn made a motion to adjourn and Karen seconded the motion.

The meeting adjourned at 8:55 PM. Respectfully submitted,

Bob Gelles  
Community Association Manager