

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

Wednesday, October 23rd, 2019

George Boyer, President, called the meeting to order at 7:05 P.M.

Established a quorum: All Board Members were present: George Boyer, Carolyn Gilbert, Phil Poston, Rob Cooper and Karen Martin. A quorum was established. There were 7 homeowners in attendance. Carolyn motioned to approve the minutes of the prior Board meeting. Karen seconded, and the motion was unanimously approved.

Financial Report by the President: George gave a financial report and update through the end of September 2019. The Association has a total of \$421,698 in the operating and reserve accounts. There was only \$2,385 in accounts receivables association fees at the end of September. Current year-to-date earnings are \$5,500. Total expenses through the end of September were \$449,622 versus the budgeted amount of \$459,297. The Association is again strong financially.

Old Business: (a) Clubhouse Furniture Update: Carolyn and Karen gave an update on the fabric selection. Five different fabrics will be used to complete the furniture. All of the fabrics chosen will be Sunbrella – durable and water-resistant fabrics. Only four of the five fabrics are in stock. It is expected that a fifth will be available in the next month so that the furniture order will be completed. The project proposal for the furniture including tax and delivery will be \$15,701. (b) Front Block Retaining Wall Cleaning and Painting – George is waiting on another bid to be received tomorrow. This project will be completed in October.

New Business: (a) 2020 Draft Budget – George reviewed the Draft Budget proposal with Board Members. Rob made a motion to approve the 2020 Draft Budget. Karen seconded the motion. The Motion to accept the Draft Budget as prepared was unanimously approved by all Board Members. (b) George presented a Homeowners mailing package that included a notice for the December 4th Final Budget Approval Meeting. This package will include all documents required for the upcoming Budget Approval meeting. George presented the 2019 Election process for the Open Board Seat which will be included in the mailing package to inform all members. Rob made a motion to approve the 2019 Election as written, Karen seconded the motion. The Motion was approved unanimously by the entire Board. (c) MRTA Chapter (712, FS) impact on Association Document Expiration was discussed. Rob explained that 7 years from now, the Board will need to take action to prevent the current Association documents from expiring as a result of MRTA Chapter. No action currently is required by the Association. (d) George presented the option to cancel the current Dehart security contract which expires October 2020 and to negotiate that the 39 Homes that currently are serviced by Dehart, be switched to ADT Security under the same terms that ADT provides. The service will have a similar cost as Dehart but it will include repair service whereas Dehart charges for Alarm system repairs. George will contact ADT to negotiate this expansion and to extend the current term of ADT contract for another 7 years. Rob motioned for George to pursue the negotiation under those terms, Karen seconded, the motion was passed with unanimous approval by the Board.

Community Input: Homeowner Charlie Kelly raised three issues, the lawns are looking stressed, there was more frequent violations of people parking on the streets overnight, and that trash cans are being left outside homes in violation of the rules.

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

The meeting adjourned at 8:10 PM. Respectfully submitted,

George Boyer
Deer Lake HOA President