

DEER LAKE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
December 4, 2019

Call to Order: George Boyer called the meeting to order at 7:05 p.m.

Establish a Quorum: Present were Board Members George Boyer, President; Karen Martin, Vice President; Phil Poston, Treasurer; and Carolyn Gilbert, Secretary. Rob Cooper, Vice President, was not present. Also present was Community Association Manager, Pat Schoo, and her assistant Julie Harper.

Approval of Minutes of the Previous Meeting: Phil motioned to waive the reading and approve the minutes of the October 23, 2019 meeting and Carolyn seconded. Motion passed (4-0).

New Association Manager and Signer:

Carolyn motioned to approve Pat Schoo as the Deer Lake HOA Community Association Manager and Phil Poston Board Treasurer as an authorized signed of Association financial instruments such as checks and Certificates of Deposits and contracts as directed by the Board President and Karen seconded the motion. Motion passed (4-0).

Report by the President:

George reported the furniture for the clubhouse has been ordered and should be arriving in January. He also talked about a county commissioner meeting he attended today. The purpose for the meeting was to discuss a zoning variance for a community called Oak Villages. Oak Villages will be a high density, work force rental community just south of Penzance. George stated the Board of Commissioners approved the community by a 3-2 vote. The residents from Cypress Walk, Deer Lake, and Heritage formed a council to monitor zoning changes in response to the Commissioners' approval of the community.

Unfinished Old Business:

- a. **Approval of 2020 HOA Budget and Assessments** – George reviewed items from the proposed 2020 budget. During his review of the budget, he discussed 2019 reserve expenditures. Money was taken out of the reserves in 2019 to pay for the following items: pool gutter replacement; roof refurbishment, irrigation system lake intake pipe; new irrigation pumps; pool repair related items, various items for the clubhouse, new mailboxes, resurfacing the tennis and basketball court, and painting the retaining wall. Additionally, he talked about upcoming reserve expenditures for 2020. Reserve items discussed included sealing coating, fitness equipment replacement, new pool equipment, and new mailboxes. Following his discussion, he asked for a motion to approve the budget. **Carolyn motioned to approve the 2020 HOA Budget and the individual home assessments as presented to Board members at this meeting and Karen seconded. Motion passed (4-0).**
- b. **Other Old Business** – None.

New Business:

- a. **Time allotted for candidates for Board Seat Election** – George announced Phil Poston's position is up for election next year. No one else indicated they wish to run for the Board so a ballot will be sent out with Phil's name on it and a blank line for any member who wishes to write in the name of another candidate.
- b. **Establish Annual Meeting date as January 29th, 2020** – George presented the Board and Schoo Management with a copy of the items that will be included in the 2020 Annual Meeting mailing. **Carolyn motioned to approve the setting of the date, time and location for the Annual Membership meeting as of January 29, 2020, 7:00 p.m. at the Clubhouse and to approve the mailing of the meeting notice "package" as presented tonight and Karen seconded. Motion passed (4-0).**
- c. **Other New Business** –

i. Clubhouse Sealcoating: George talked about a proposal received from D and G Sealcoating he received for the clubhouse parking lot and front entrance gate area and recommended the Board approve their proposal. Other companies that bid on the project were Bain Seal Coating and Southern Striping. Their bids were higher and he felt the process D and G uses to do their sealcoating is superior than the methods the other 2 companies use. George also asked the 3 companies to submit quotes for doing all the streets in the community. Those proposals will be discussed at a future Board meeting. **Phil motioned to approve the proposal for repairing, sealcoating and repainting of the clubhouse parking lot and front entrance gate area as presented by D and G Sealcoating for a total of \$8,395, plus any governmental taxes or fees and Karen seconded the motion. Motion passed (4-0).** George will contact D and G to schedule the sealcoating. During the sealcoating, the clubhouse parking lot will be closed for 3 days and the entrance and exits will be done on separate days. Carolyn recommended waiting to have the seal coating done until after the season ends. George will check into that.

ii. ADT/Dehart Contracts – George reported the contract for the security alarm company, Dehart, will expire in October 2020. He proposed converting the 38 homes that have Dehart service to ADT. ADT currently services almost all the other homes in the community and he stated he was impressed with the services they offer. He received a proposal from ADT that includes the additional homes currently using Dehart service. Residents at the meeting asked George to consider allowing owners to opt out of their security monitoring service. An extensive discussion ensued between the residents and the Board. At the end of the discussion, the Board decided to table voting on the ADT contract.

Community Input: A resident talked about several homes in the community that are filthy on the sides and in the courtyard area. George asked her to get the addresses of the homes so letters can be mailed to the homeowners. A resident said she was having problems getting responses by email from Estate Landscaping. George offered to follow up with the supervisor on her behalf. Another resident complained that Estate killed their ornamental peanut plants when they sprayed for bugs or weeds. Estate was supposed to replace them, but never did. Schoo Management will follow up with Estate regarding this item. Other residents expressed concerns about speeding in the community. George recommended residents observing speeding provide details about the vehicle and/or owner to Schoo Management. A resident talked about a resident who allows his dog to run loose. Pat said a letter needs to be sent.

Adjournment: With no further business to discuss, Karen made a motion to adjourn the meeting and Carolyn seconded the motion. The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Julie Harper

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