

**DEER LAKE HOMEOWNERS OWNERS ASSOCIATION, INC.**  
**MINUTES OF ANNUAL MEMBERS MEETING**  
**Wednesday, January 29, 2020**

**George Boyer, President, called the meeting to order at 7:14 P.M.**

**Proof of Notice of Meeting:** A notice of the Board Meeting was duly posted and mailed out to all members in compliance with the Florida Statutes.

**Established a quorum:** With 62 owners represented either in person or by proxy, a quorum was established. Present were Directors George Boyer, Carolyn Gilbert, Karen Martin and Rob Cooper. Phil Poston was absent. Also present was Community Association Manager, Pat Schoo and Pamela Katruska.

George welcomed everyone to the annual meeting and made opening remarks regarding the agenda for the meeting. George expressed thanks for all the committee members and volunteers who have helped Deer Lake. George also welcomed all the new homeowners joining us for the first time.

**Approval of Minutes:** Carolyn motioned to waive the reading of the previous minutes from December 4, 2019 and approve as stated, Karen seconded. Motion carried (4-0). George mentioned that these minutes will be posted on the community website.

**Reports by Directors:** Carolyn reported on the refurbished clubhouse which is in process and will be completed in a few weeks. Carolyn thanked all of the volunteers that helped make it happen and George thanked Carolyn for all of the hard work she put in. George reported on the parking lot which the holes were patched, seal coated, paint striped and bumpers and also the front entrance way to be done. George gave a financial report and update for the fiscal year 2019. Copies of the report were made available to all members and attached to these minutes. George gave credit to all the volunteers that have done the work around the community to save the Association money; also discussed was the Club House Committee that organized 8 parties throughout the year which clubhouse rentals generated \$2,000; a report of the 2019 Volunteer Achievements and Financial results was distributed to members present and attached to these minutes. George discussed 2019 Reserve account expenditures totaled \$107,272 and that the current balance in Reserves at the end of the 2019 was \$263,489. The projected Reserves appear to be consistent with the projections previously done in 2013 Reserve Study.

**Election/Announcement of Director** - As a result of the ballots received, Phil Poston was elected to the Board for a 3-year term.

**Unfinished Business:**

A. Proxy Vote Results: The proxy results were as follows:

1. Should an audit of the Association's records by a certified public accountant be waived for the year ending December 31, 2019? YES - (votes were - 56 Yes votes and 6 No votes). Motion carries.

2. Should the Association rollover excess funds, if any, at the end of year December 31, 2019 to the operating account in January 2020? YES - (votes were – 62 Yes and 0 No votes). Motion carries.

B. Other Unfinished Old Business: None.

1. **New Business: Motion for the Board of Directors** of the Deer Lake Homeowners Association, Inc. to have the President to cast all of the Association votes at the upcoming Deer Lake Master Property Owners Association in favor of Rob Cooper and Charlie Kelly to fill the two open Board Seats of the Deer Lake Master Property Owners Association. Karen made a motion to cast all of the Association votes in favor of Rob Cooper and Charlie Kelly, the motion passed unanimously.

**Community Input:** Resident Anne Carta asked the board for time to speak about security monitoring. She then distributed a handout to each one in attendance and read from that handout in regards to the Dehart alarm monitoring system contract which she did research on. The Dehart alarm monitoring system contract and also the ADT monitoring contract was a discussed at great length with most residents providing differing opinions, wanting future contracts with Dehart and ADT not be continued without individual homeowner approval. Residents over the course of more than an hour provided many opinions, asked many questions and provided recommendations to all members of the Board. Several Board members provided responses and opinions as well.

With no further business to discuss, Karen made a motion to adjourn and Carolyn seconded the motion. The meeting adjourned at 8:55PM

Respectfully submitted,

Pamela Katruska  
Community Association Manager



## **Casa del Lago 2019 A Year in Review Highlights**

### **Many 2019 Volunteer Achievements That We Are Thankful For Include:**

- Thank You to our Community Pool Volunteers: David Minnick and Bill Snodgrass who test our pool chemicals five days a week all year long saving us \$6,000 annually.
- Our Architectural Review Board chairman, Charlie Kelly, and volunteers (ARB) reviewed and processed all applications submitted.
- Volunteers Barbara (Editor) and Ben Shearer (Fun Facts and Trivia) produced our monthly community newsletter which is distributed by email and provided in print.
- Volunteers Rod and Maryann Swenson repaired damaged wood and repainted our entire Tiki Hut walkway and deck area in April saving our Association a lot of money!
- The Clubhouse Committee Volunteers organized eight popular community parties including a Ice Cream Social in February, Fiesta Party in April, a Happy Hour Party in June, a Woodstock Party in August, a Tailgate Sports Party in October, a Creative "Chalk Stenciling workshop party followed by a Happy Hour Party in November, and our Annual Christmas Party. Cover charge fees collecting helped offset Clubhouse Activity expenses and allowed us to provide food catering at all major dinner parties.
- Our Clubhouse committee Chairwoman, Debbie Wiegert managed the homeowner requests to rent the clubhouse for private parties generating nearly \$2,000 in rental fees.
- Clubhouse Committee Volunteers decorated (and removed) our community clubhouse and entranceway for Christmas which eliminates the expense of hiring someone to do it. Our clubhouse was decorated by clubhouse volunteers for each of our various Theme Party Events too!
- Volunteer Efforts helped replace dozens of damaged mailboxes during the year at cost of only materials used.
- Our volunteer Hurricane committee chair, John Cancellor and volunteers stood ready to prepare the community for a major storm and provided Hurricane preparation guide available at the clubhouse.
- The community Facebook page has been kept up to date by volunteers Debbie Wiegert and Sabine Vandenhende.
- Our clubhouse library is organized and new books are processed by our volunteer residents Barbara Shearer and Cindy Harcar.
- Two Community garage sales were organized and promoted by our volunteers.
- Our Community Website was updated by Volunteer effort every month with the latest information at [www.mycasadellago.com](http://www.mycasadellago.com)
- Many thanks also to All the volunteer Association Board Members who are involved in attending Meetings and participating in the decision making to the benefit of our Community.
- Thanks to all the Volunteers that I failed to mention who took the time to help us clean, fix or dress up the community common areas!

## Casa del Lago 2019 – A Year in Review Highlights (continued)

### Financial Results

- Total 2019 Deer Lake Homeowners Association Income was \$608,371 (\$4,023 under Budget) and total Expenses were \$599,890 (\$12,504 under Budget) with Net Revenue minus Expenses kept us under Budget by \$8,481 for the year.
- 2020 Budget was increased by \$17,390 over the prior year Budget. Per Home Quarterly Assessments increased from \$804 in 2019 to \$832 for 2020. This is an increase of \$28 per quarter as a result of two areas
  1. Base Operating expenses have increased by \$19 per quarter
  2. Cable TV expenses increased by \$9 per quarter
- Our Deer Lake Master Association Full Year 2019 Income was \$16,322 and Expenses were \$15,820 resulting in keeping us under Budget by \$502 for the year. Our 2020 Budget Income and Expense is being kept the same as the 2019 Budget for the Master/POA with no increase.
- For 2019, \$107,272 of the Homeowners Association Reserves were used to replace or repair major Capital Common Area elements. HOA Reserves now total \$263,489 which represents a decrease of \$56,773 from the prior year ending balance.
- The largest Reserve expenditure during 2019 was the replacement of our main irrigation Pump station costing \$55,035.
- The second largest Reserve expenditure in 2019 was to resurface the Tennis and Basketball courts costing us \$14,717.
- The third largest Reserve expenditure in 2019 was the replacement of the three Heat Pump Pool Heaters at the clubhouse costing \$11,103.
- Total Unpaid outstanding assessments owed to the Association at year end 2019 declined to a new all-time low of \$800 as compared to the prior year amount of \$1,187.
- There was no Bad Debt Expense write-off in 2019 from unpaid assessments.
- A 2020 HOA Budget was passed with an increase in base assessment fees of \$19 per quarter (an increase of 3.3% over prior year)
- A 2020 Master POA Budget was passed with NO increase in assessments.