

**DEER LAKE HOMEOWNERS ASSOCIATION, INC.**  
**ANNUAL MEMBERSHIP MEETING**  
**January 27, 2021**

**Call to Order:** George Boyer called the meeting to order at 7:18 p.m. With the COVID-19 still going on, George stated the Annual, Organizational and Master meetings are via internet. The meeting notice was posted and mailed to all homeowners as required.

**Establish a Quorum:** Present were four Board Members: George Boyer, Bradley Messina, Charlie Kelly and Karen Martin. Rob Cooper was excused. Also present were Pat Schoo, the Community Association Manager from Schoo Association Management and her assistant Lori Jacobson. Also present were 9 other homeowners. There were 94 Proxies received.

**Approval of the Minutes:** Brad Messina motioned to waive the reading of and approve the December 2, 2020 BOD's meeting minutes as written and Karen Martin seconded the motion. Minutes were approved. **Motion passed (4-0).** George Boyer announced that all BOD meeting Minutes are available on the Association website.

**President's Report:** George reviewed the financial status of the Association as of December 31, 2020 Year End compared to the Budget. Results to date show the Association Revenue exceeds Expenses by \$14,583 which is favorable. The Reserve fund as of December was \$297,566 with an increase of 13 percent from the prior year end. For the full year, we spent \$19,016 of Reserves. The largest Reserve expenditure was for new Clubhouse furniture costing \$9,200. The second largest Reserve expenditure was for resurfacing and repairing the Clubhouse parking lot and the main community entranceway costing \$8,900. There was no bad debt expense write off for the entire year of 2020 from uncollectable homeowner assessments. The Association Budget for 2021 increased by \$2,544 compared to the prior year. Quarterly Assessments per home (including Comcast and ADT fees) increased from \$832 to \$845 resulting in an increase of \$13 per home.

George Boyer highlighted some of the Volunteer efforts that made the community a lot more enjoyable and also helped reduce expenses this year. George thanked everyone. He started with the pool volunteers David Minnick and Bill Snodgrass that test the pool 4 days a week all year long. This saves about \$6,000 for the community. Charley Kelly is the chair person for the ARB which takes care of pool and roof installations. He meets with Homeowners and gets the ARB approved. Barbara Shearer the Newsletter Editor has done a great job this year. Her husband Ben Shearer gets all the Fun Facts and Trivia. George thanked everyone that helped the community by picking up trash, pulling weeds, maintaining the Butterfly Garden and the Common Area. Debbie Wiegert was thanked for doing a great job as Clubhouse chair. The Clubhouse rentals brought in \$2,000 in income for the Community. The Valentine's Disco dance was very successful. The Clubhouse Committee saved the community about \$4,500 by decorating the Clubhouse and Community entrance for Christmas. The Clubhouse Committee Chair position is an open position because Debbie Wiegert has sold her house. Anyone that would like to volunteer is welcomed to fill this position. There were 36 mailboxes were replaced saving over \$2,000 this year. John Chancellor worked with an NBC news person to provide Hurricane

Preparedness Literature for the Community. Barbara Shearer and Cindy Harcar helped with the Library. More books have been read because of having to stay home due to Covid-19. George Boyer thanked all the members of the Board of Directors for doing a great job this year.

**New Business:** Board Member Election Results - George reviewed the results of the Homeowner voting regarding proxies and Board Seat elections:

Proxy vote #1 Should an audit of the Association's records by a certified public accountant be waived for the year ending December 31, 2020? The cost of this audit is estimated to be \$7,000. (The Board recommends that you vote "YES") 70 voted in favor and 13 opposed. **This Proxy is approved.**

Proxy vote #2 Should the Association rollover excess funds, if any, at the end of year December 31, 2020 to the operating account in January 2021? (The Board recommends that you vote "YES") There were 82 that voted in favor and 1 opposed. **This Proxy is approved.**

Election results for the two open HOA Board Seats – The two top candidate votes were received by George Boyer who received 81 votes and Rob Cooper, who received 58 votes. These results indicate that George and Rob are elected to serve on the Board for a three three-year term. George thanked Gary Killen for participating in the election.

Other New Business - The HOA Board discussed and cast its vote for the one candidate on the Deer Lake Master POA ballot, George Boyer, to fill the open Board Seat. The vote representing all of the Deer Lake HOA voting interests will be cast by the President of the Deer Lake HOA at the upcoming Deer Lake Master POA Annual Meeting.

**Community Input:** Kate Elliot inquired if there was a new company that would be spraying the overgrown weeds in the Preserve because the weeds are obstructing water flow. The previous company had done this previously. George replied that our preserve maintenance company is required to remove evasive Florida plants from the preserve. Joe Mastrangelo asked if there was potential for flooding because the water is not flowing. George replied that during the rainy season there was no flooding. George assured Kate that he will look at the culvert area and make sure that there is no obstruction of water flow that would create flooding.

**Adjournment:** With no further business to discuss, Brad Messina made a motion to adjourn the meeting and Karen Martin seconded the motion. The meeting adjourned at 7:44 p.m. Motion was approved 4-0.

Respectfully submitted,  
Lori Jacobson,  
Assistant to

*Pat Schoo*, CAM

Community Association Manager

