

DEER LAKE MASTER PROPERTY OWNERS
ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 25, 2021

Call to Order: George Boyer called the meeting to order at 9:00 a.m.

Quorum Established: With the presence of BOARD MEMBERS George Boyer and Charley Kelly. Absent was Rob Cooper

Also in Attendance: Brody Griffen - Environmental/Code Enforcement Specialist, Bryan Ebner - President of The Caretaker, the Association hired contractor responsible for Exotic Plant removal and wetland restoration.

1. As a result of the receipt on May 20, 2021 from Lee County Community Development Code Enforcement four letters noting violations in the maintenance of the Preserve area, a meeting was arranged quickly for today to discuss in detail, what will be required to resolve violations.
2. Brody provided at the meeting, larger easier to read and to scale, maps of four areas where violations were observed.
3. George introduced everyone to each other. George stated that the association recently, as of April 2021, hired Bryan Ebner and his company "The Caretaker" to maintain our Preserve areas to replace our past contractor "Blue Heron". Brody stated that he and Bryan knew each other and have worked together on some larger projects. George stated that today's meeting would first review a couple of the violation questions we had at the clubhouse and that this group would go to each of the four areas of the Association preserve where Brody Giffen noted the violations in his letters. George also stated that our Association is committed to correcting each violation area with the goal was to resolve this as quickly as possible but 30 days may not be enough time to do it. Brody stated that even though the letter stated that the Association would have 30 days to resolve everything, that as long as the Association was showing a good progress towards working on the problems, he was willing to provide time extensions for the Association to finish the remediation.
4. George discussed Violation letter VIO2021-03066 which included a violation calling for "Remove the old irrigation along the East section of the preserve that abuts Six Mile Cypress Parkway". George and Bryan discussed that this section of the irrigation system was installed about 20 years ago to serve the newly planted buffer tree line along the Parkway. Currently the underground irrigation system is not being used to irrigate the buffer trees and vegetation area above it. No portion of this irrigation line is visible above ground. It is an extremely long pipe 1000 feet long or more, that runs under the existing the buffer line of large growth oak tree roots and coco plums which would need to be heavily disturbed if this irrigation line was dug up and removed. It also is an

important underground water line that connects to and provides irrigation water homes to another part of our community. George requested that the irrigation line not be disturbed, that it should not be a requirement for us to dig up and remove this existing irrigation line. Brody agreed to this request and also agreed that it would damage existing buffer trees. He stated that he would no longer require us to remove the "old irrigation line".

5. George discussed Violation letter VIO2021-03623 which included a violation that stated "Kill all turf grass within the designated preserve area and apply a layer of pine straw mulch that is 3" thick." Bryan Ebner commented that this area of turf grasses has been already been treated which we will see later today. Bryan said that the requirement to install new pine straw seems unnecessary due to the nature of this area that regularly floods to a depth of one or two feet every year in the summer. Ground cover is already established and already very thick there. Any new pine straw mulch that we would apply to this area would wash away in a month or two once the rains begin. Brody stated he was willing to remove the violation requiring the installation of any new pine straw mulch layer.
6. The violation letters each stated "Re-establish the preserve line by removing all encroachments into preserve from the single-family homes. Staff recommends installing preserve area signage to delineate the preserve area from single family homes." George also showed Brody a sample of the preserve signage that we have used in the past. Brody said they would be adequate and George stated that he would get some and install them behind the homes bordering the preserve.
7. At this point of this meeting George stated that this group will leave the clubhouse and walk through each of the Preserve violation areas in Brody's letters. Brody, Bryan and George Boyer left to do this inspection while Charlie Kelly, due to a bad knee could not join the field inspection part of this meeting.
8. The field visits to each of the four violation areas provided very good discussion and direction for Bryan Ebner. Based on findings we will expect to receive approval and further direction from Brody Griffen on the use of a mechanical mulcher being used by Bryan Ebner. Since the large removal areas were found which included full grown non-native trees, bamboo, non-native or invasive palms that the prior Association Preserve contractor had missed, Bryan Ebner will provide the Association with a cost proposal to restore these major violation areas since they are not routine maintenance items and will represent a one-time major expense to cut down, mulch and remove debris from these preserve areas.
9. **Adjournment: With no further business to discuss, George Boyer adjourned the meeting at 11:30AM.**