

DEER LAKE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 23, 2021

1. **Call to Order: George Boyer called the meeting to order at 7:06 p.m.** The meeting was posted and was put on the website. Present were George Boyer, Bradley Messina, Charlie Kelly and Karen Martin. Present on speaker was Rob Cooper. Also present were Pat Schoo, the Community Association Manager from Schoo Management and her assistant Lori Jacobson, and about 15 homeowners.
2. **Approval of the Minutes:** Charlie Kelly motioned to approve the April 7, 2021 BOD's meeting minutes as presented and Karen Martin 2nd the motion. Minutes were approved. **Motion passed (5-0).**
3. **Financial Report:** George Boyer gave a Financial Report stating that year to date through May, the HOA Total Revenue is \$262,428, Total Expenses are \$273,334, and that the association is over budget by \$10,906. Unexpected increases in building insurance caused the association to change its insurance broker and insurance carrier in order to obtain the best possible rate and coverage. Even so, HOA building insurance cost for 2021 will increase by \$6,000. In reviewing the HOA Balance Sheet as of May 31st, Boyer stated Total Cash on hand is \$479,168, Total Liabilities is \$97,585, Total Reserves are now \$316,71 and the Total HOA Equity is 89,274. It is currently projected that by the end of this year, due to rising costs, the HOA will remain over budget by at least \$11,000.
4. **New Business:**
 - a. **Appointment of new Clubhouse Committee Chair:** Our previous clubhouse committee chairperson who moved away, Debbie Wiegert, recommended Sheryl Colborn, homeowner of 7574 Key Deer Court as her replacement. George Boyer introduced Sheryl Colburn who was in attendance at the meeting. He recommended her as the new HOA Clubhouse Committee Chair for the community. George expects Sheryl to get to work shortly to schedule and start up community parties. George Boyer motioned to approve Sheryl Colborn as the new Clubhouse Committee Chair and Charlie Kelly 2nd the motion. **Motion passed (5-0).** George stated that he will continue to handle any Clubhouse reservation requests and this information concerning how to rent the clubhouse is included in each monthly newsletter. The Clubhouse has been rented out 7 times so far this year.
 - b. **Front Wall Painting:** George Boyer discussed the upcoming replacement of the shrubbery by the front entrance wall of the association and the need to repaint the walls. The plants are too old to recover properly from trimming and need to be replaced. These will be replaced next week. As a result, this is a good time to repaint the walls. Bradley Messina motioned to get several bids and that the HOA use the best bid for painting both sides of the front wall, the retaining wall, the guard house and repainting the gates. Charlie Kelly 2nd the motion. **Motion passed (5-0).**

c. ARB House Paint Color Selection and Color Schemes: George went over the guidelines and had the chart of the color swatches redone to illustrate the colors that are acceptable to use for painting of houses in the community. A homeowner needs to submit an ARB form and select the color choice scheme from chart. The Architectural Review Board must approve the application in writing before the homeowner can begin. The ARB may also approve any requested homeowner color for the front entry door will does not appear on the color chart. There are several homes that have front entry doors with painted colors that are not approved colors. All homeowners with unapproved entry door paint colors are requested to submit an ARB application so the committee can approve the front entry door color and comply with ARB guidelines. George Boyer motioned to accept the revised ARB guideline form which will be used by the ARB to approve future home painting applications. Karen Martin 2nd the motion. Motion was approved. **Motion passed (5-0).**

d. Master POA requires that the HOA eliminate preserve encroachment by homeowners. Lee County Code Enforcement found several exotic invasive species of trees and shrubs that need to be removed from our preserve. The Master Association maintains the preserve and a fee for doing this is included in the Deer Lake HOA quarterly assessment fee. George reviewed several of the rules that were not being followed by the HOA. He announced that at the Master Association meeting that follows this HOA meeting there will be discussion about a remediation plan and how to resolve violations regarding the Preserve. A consultant is likely to be needed to help resolve the noted violations. The Master Association Meeting is expected to approve funds for the consultant. A special assessment by the POA Master Association might be in required to cover the cost of resolving the violations and paying for the consultant. The amount of any special assessment if needed will not be determined at this upcoming POA meeting.

e. Cancellation of ADT Security Contract expiring April 2022:

George Boyer recommended the cancellation of the ADT security monitoring contract based on expected low participation by homeowners who do not want this service. The Association should not be in a position to commit to a contract for services that will not be used by a majority of our homes. In a similar move, last year the Board approved ending the DeHart Security Monitoring Bulk contract. At the time, the contract with Dehart covered 38 homes. The Association currently has a Bulk security monitoring contract with ADT covering service to 135 homes. The ADT Security Contract initial 7-year contract term will end on April 17, 2022. The ADT contract will automatically renew for another 7 years unless the Association notifies ADT of its intention to cancel the contract 90 days prior to the upcoming expiration date. After the ADT contract expires, homeowners that want to still maintain their home security system monitoring will be responsible to choose and contract with any security company they want. They may elect to choose ADT or another company. Until the ADT contract expires, a homeowner may not "opt out" of any Bulk service contract that the Association Board has approved. George Boyer motioned to the Board that the Association should take action to cancel the contract by notifying ADT of its intention to cancel the Bulk ADT

Security Monitoring Contract which expires April 17, 2022. Charley Kelly 2nd the motion. **Motion passed (5-0).**

Community Input:

A resident asked if the landscaping company would take the hanging Royal Palm branches off as soon as possible to prevent any damage when the fronds fall. The association contracts to have Royal Palms and other palms trimmed once per year. This last happened in January. In regards to damage to vehicles from falling fronds, the car owner should make a claim to their owner's car insurance company.

Another resident stated that she didn't like how some of the comments from a board member were expressed in the previous April board meeting.

Adjournment: With no further business to discuss, George Boyer made a motion to adjourn the meeting and Karen Martin 2nd the motion. The meeting adjourned at 8:41 p.m.

Respectfully submitted,
Lori Jacobson,
Assistant to

Pat Schoo, CAM

Community Association Manager