

**DEER LAKE MASTER PROPERTY OWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**June 23, 2021**

**1. Call to Order:** George Boyer called the meeting to order at 7:55 p.m. Present were George Boyer and Charlie Kelly. Present on speaker phone was Rob Cooper. Also present were Pat Schoo, the Community Association Manager from Schoo Management and her assistant Lori Jacobson. Boyer said that this meeting is being called to discuss the violations brought about by Lee County Community Development Code Enforcement.

**2. Approval of the Minutes:** There was a meeting held with Lee County Code Enforcement, Charlie Kelly, George Boyer, Charlie Kelly and the preserve maintenance company. The draft minutes from this meeting are on the website. Charlie Kelly motioned to waive the reading of and approve the May 25, 2021 BOD's draft meeting minutes as written and George Boyer 2<sup>nd</sup> the motion. Minutes were approved. **Motion passed (3-0).**

**3. New Business:**

a. **Ratification of Preserve Maintenance Contract:** George Boyer reviewed and asked the board to ratify our new Preserve area maintenance contract covering the eradication and mitigation for Deer Lake 33.72 acre preserve. Bryan Ebner is the Owner of the firm "The Caretaker". The contract provides for two treatments per year to remove evasive plants in the preserve and will costs \$7,400/year. The previous company no longer in business, recommended Bryan Ebner and his firm. Bryan has been in this type of business for nearly 30 years. This contract was signed and effective April of 2021. George Boyer motioned to the Board to ratify this contract and Charlie Kelly 2<sup>nd</sup> the motion. The contract was approved. **Motion passed (3-0).**

b. **Review Lee County violation notice letters received May 20, 2021 and current status:** There were 4 violation letters. George went over the areas included in the letters to explain what exactly was requested to be done. Three of the four areas have been resolved; the area behind the Clubhouse is the last area and has extensive areas of exotic and invasive species that the county is asking to be removed. We have questions regarding both the required species and the area involved that need clarification. Rob Cooper proposed Brian Farrar of BCF Management Group. Rob proposed that he put together a retainer agreement with Brian Farrar, as a consultant in order for our Association to understand the full scope of the work needing to be completed to address the violation notices. Rob proposed that Brian be hired for a fee not to exceed \$1,500 to review the documents, get back to the board about the violations and be present at the meeting (s) with the county. Rob stated that the plantings create a buffer by 6 Mile Cypress against the noisy traffic on that road. The county previously denied putting a wall up there. A Casa del Lago homeowner notified the County code enforcement with a letter requesting a review of our preserve and determination of any fire hazard. The county responded quickly. While no fire hazard was found, due to the inspection, our Association was found to have possible violations that will cause the Association to spend money more quickly than is usually budgeted over a longer time span. Rob Cooper motioned to hire Brian F. Farrar of BCF Management Group for a fee not to exceed \$1,500 to review the violations, determine what needs to be done and meet with the county. Charlie Kelly 2<sup>nd</sup> the motion. **Motion passed (3-0).** Preferably the goal is that this will consultant and plan to the county will be completed by the end of July.

**4. Determine amount if needed, of special assessment: Boyer stated that it may be required however, no determination of the amount can be made at this meeting.**

**5. Community Input:** A resident spoke up and reported that he wrote the letter to the county and explained why he did it. George Boyer mentioned that this homeowner never reported his concern to the association. Boyer stated that the Association has conducted maintenance to the preserve twice per year as contracted.

**Adjournment:**

With no further business to discuss, Charlie Kelly made a motion to adjourn the meeting and George Boyer 2<sup>nd</sup> the motion. **Motion passed (3-0).** The meeting adjourned at 8:12 p.m.

Respectfully submitted,  
Lori Jacobson, Assistant to Pat Schoo, CAM