

DEER LAKE MASTER PROPERTY OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

September 22, 2021

Draft minutes

1. Call to Order: George Boyer called the meeting to order at 7:00 p.m. Present were George Boyer and Charley Kelly. Also present were Pat Schoo, the Community Association Manager from Schoo Management and her assistant Lori Jacobson.

2. Approval of the Minutes: George Boyer motioned to waive the reading of and approve the June 23, 2021 BOD's draft meeting minutes as written and Charley Kelly 2nd the motion. Minutes were approved. **Motion passed (2-0).**

3. New Business:

Fill remaining term of the Association Board seat vacated by prior Board member Robert

Cooper: George Boyer is the President and his term is expiring January 2024. Charley Kelly is the Secretary/Treasurer and his term is expiring January 2023. George Boyer motioned to approve homeowner and current HOA Board Member, Karen Martin to fill the open Board seat and position as Vice Present on the Master POA Board which has been vacated by Rob Cooper who moved away. Karen would serve for Cooper's remaining term that expires January 2023. Charlie Kelly 2nd the motion passed. **Motion passed (2-0).**

Lee County violation notice letters status: George Boyer had an email confirming that all of the violations are abated. Our preserve manager company "The Caretaker" removed the non-native Areca Palms, Bamboo trees, Fichus trees, Fishtail Palms, Queen Palms and Foxtail Palms.

Preserve maintenance costs that were incurred to remediate violations: The total cost of removing the Areca Palms, Bamboo trees, Fichus trees, Fishtail Palms, Queen Palms and Foxtail Palms was \$3,600. George recommended to the Board that this association should assess the cost of \$3,600 to the Deer Lake HOA for the additional Preserve maintenance costs which were required to remediate Lee County violation notices caused by the plantings discovered of non-native Florida species located in the Preserve area next to and contingent to the Deer Lake Clubhouse area property.

Approve Special Assessment charge to the Deer Lake Homeowners Association, Inc. for required violation corrective actions: George made a motion to charge \$3,600 to the Deer Lake HOA as an Assessment as a result of these violations. Charlie Kelly 2nd the motion. **Motion passed (3-0).**

Approve Draft Budget for 2022: George presented the proposed Budget for 2022 and reviewed year to date results and projections for 2021. A copy of the proposed draft Budget was given to all homeowners attending and will be posted on the community website. The 2022 budgeted assesment income as proposed is \$20,075. George reminded the Board that the Deer Lake Master POA has no Reserves accounts. George highlighted several expenses that the Association will have in 2022. George confirmed the 2022 final Budget approval meeting will be December 1, 2021. George Boyer motioned to approve the draft Deer Lake Master POA Budget for 2022 as presented tonight and Charlie Kelly 2nd the motion passed. **Motion passed (3-0).**

5. Community Input: There was discussion asking why these trees were not removed before the recent inspection. The County list of non-native trees found on the original development order and site plans did not include the many species that Lee County currently includes. The list may continue to change in the coming years and we will need to be more aware of what is not permitted in the preserve area.

Adjournment:

With no further business to discuss, George Boyer made a motion to adjourn the meeting and Karen Martin 2nd the motion. **Motion passed (3-0).** The meeting adjourned at 7:22 p.m.

Respectfully submitted,
Lori Jacobson,
Assistant to

Pat Schoo, CAM

Community Association Manager