

DEER LAKE HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING

January 26, 2022

Unapproved minutes

Call to Order: George Boyer called the meeting to order at 7:00 P.M.

The meeting notice was posted (signs at Entrance and Clubhouse), and mailed to all homeowners as required. It was also noticed in the Newsletter.

Establish a Quorum: The quorum (30%) was met with the presence and proxies of 67 owners. Present were Board Members: George Boyer, Bradley Messina, Charlie Kelly and Karen Martin and Bill Snodgrass. Also present were Pat Schoo, the Community Association Manager from Schoo Association Management

Approval of the Minutes: George had a “handout” for all present with minutes and reports. Minutes from last year’s meeting on January 27, 2021 were approved with motion by Charlie Kelly and 2nd by Karen Martin. **Motion passed.** George Boyer announced that all BOD meeting Minutes are available on the Association website.

President’s Report: See attached.

New Business: Board Member Election Results – The ballots were counted and the two top candidate votes were received by: Charlie Kelly and Karen Martin so they will remain on the Board for another term. There were two write in votes.

Proxy vote #1 Should an audit of the Association's records by a certified public accountant be waived for the year ending December 31, 2021? The cost of this audit is estimated to be \$7,000. (The Board recommends that you vote "YES")

There were 51 Yes votes in favor and 13 opposed. **Proxy #1 was approved.**

Proxy vote #2 Should the Association rollover excess funds, if any, at the end of year December 31, 2021 to the operating account in January 2022? (The Board recommends that you vote "YES")

There were 60 Yes votes in favor and 3 opposed. **Proxy #2 was approved.**

Community Input: Owner at 7436 KDC thanked the Board for all the work done this year but has been in touch with landscaping and there is a Cabbage Palm on her property in need of attention. Question regarding a Cabbage Palm located in the Preserve in need of treatment. George explained that Deer Lake is not allowed to do any landscaping treatments in the Preserve. If it dies, it dies and nothing can be removed. He informed that Deer Lake can maintain the Preserve with native plantings but not treat them for diseases. In 2021, Deer Lake Master Association hired a new preserve management company to come in and they completed all requirements as mandated by Lee County.

Owner asked about the non-renewal of the ADT contract. George explained it was a 7 year contract and ADT services was not wanted by majority of homeowners. 11430 FDC asked about

what they are paying for at this time. The Comcast Bulk Services contract expires in two years (May 4, 2024) and there was a discussion about non-renewal of Comcast and that with all the changes in technology, there are other competitors that will be considered.

Question regarding a 5 yr plan to replace the old and dying plants. George reported there is no 5 yr. plan in existence. Dead plants planted by the builder, will be replaced. Please let us know if you have dead or dying plants.

Owner 7398 SDW brought up the Master Association contract with Blue Heron. George explained that the contract could be terminated in 30 days from either side. Blue Heron was unable to perform the service contracted for so they cancelled it. This cancellation was prior to the new contract which was entered into with new company.

Question went back to Preserve and what happens with it being a fire hazard. Discussion followed over what can and cannot be done in the Preserve.

7398 SDW asked and George explained what the rust control is and how it works and how DL contracts for it. George gave an overview on what and how the rust is being treated. Sprinkler heads can also be adjusted to help reduce accumulation of rust on walls of houses.

Question regarding an Audit. There was a discussion on doing one and possible reasons why it's done or not done.

George brought up the request at the last meeting, for another light post in the other side of the parking lot and presented one quote for \$5,700 to the Board. Another solution will be looked into. It was noted that some trees blocking street lights need to be trimmed for the lights.

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 8:44 P.M.

Respectfully submitted,

Pat Schoo, CAM

Community Association Manager