

**DEER LAKE HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**November 2, 2022**

1. **Call to Order and Quorum of the Board Established:** George Boyer called the meeting to order at 7:30 p.m. The meeting notice was posted on the clubhouse meeting notice board; signs were placed at the community.
2. **Establish a Quorum:** Present were George Boyer, Bill Snodgrass, Karen Martin, and Bradley Messina. Also present was Pat Schoo, CAM, Schoo Association Management.
3. **Approval of the Minutes:** Karen Martin motioned to waive the reading of the minutes and approve the August 24, 2022, BOD meeting minutes as presented. Bill Snodgrass seconded the motion. **Motion passed 4-0.**
4. **Report by the President:** None
5. **New Business:**
  - a. **Board Member Replacement:** George Boyer made a motion to appoint homeowner in good standing, Steve Kowalski, to the Board to fill the remaining term of Board Member Charlie Kelly, who on October 13, 2022, submitted his resignation to the Board of Directors. Bradley Messina seconded the motion. **Motion passed 4-0.** George Boyer will be the temporary ARB board chair until a permanent replacement is chosen. Homeowners Ella Collum and Don Taylor will be joining the ARB committee with George. Charlie also resigned from the board of the Master Association. Bradley Messina has volunteered to replace Charlie to maintain the 3-member board. The Master Association will also meet on November 30, 2022.
  - b. **Consideration of TV and Internet Bulk Proposal Starting May 1, 2023:** Discussions were held with and detailed proposals were received from four companies for fiber optic wiring and installation of new equipment which would have required digging up yards and going into individual homes and homeowners would have had to learn how to operate the new equipment. Bill Snodgrass and George Boyer met with Comcast which resulted in a proposal that was exceptional and will not require digging up yards and equipment training seminars. Deer Lake also receives a signing bonus of \$19,700 from Comcast. All other proposals required a 10-year contract and Comcast only requires a 6-year contract with the option of qualifying for another signing bonus if and when the contract is up for renewal. George provided the breakdown of the TV/Internet survey results. Choosing the Comcast proposal will result in a savings to individual homeowners of approximately \$1,000.00 per year. The monthly cost per home will be \$77.52 which includes both TV and internet service and equipment. Existing Comcast phone customers will not be disrupted but phone service is not included in the Bulk TV/Internet monthly cost and homeowners will need to pay Comcast directly for any phone service that they have. George Boyer made a motion to approve the Comcast Bulk TV/Internet Service Proposal as received October 20, 2022, and to request a draft contract from

Comcast for review and approval by the Association indicating a start date for Proposed Services Contract beginning May 1, 2023. Seconded by Karen Martin. **Motion passed 5-0.**

- c. **2023 Draft Budget Proposed Changes:** George Boyer made a motion to approve the submitted November 2, 2022, Revised Draft Budget for the HOA for final approval on November 30, 2022. Seconded by Steve Kowalski. **Motion passed 5-0.**
  - d. **Hurricane Cleanup, Repair, and Insurance Status:** George Boyer made a motion to permit HOA Operating Checking Account to borrow funds as needed from the Reserve Bank Account to pay invoices received for storm debris cleanup expenses. Any transfers from reserves would occur after the Iberia Operating CD is changed to a Reserve CD, which will increase the available operating funds by \$32,517.00 All funds borrowed from the Reserve Bank Account will be repaid in full prior to the end of the first quarter of 2023. Bill Snodgrass seconded the motion. **Motion passed 5-0.** George Boyer made a motion to mail a letter to each owner that includes the agenda revision for the November 30, 2022, Board Meeting. The agenda will include a consideration of a Special Assessment in the amount of \$632.00 per home. This letter will provide details of the Special Assessment which will be used to pay for Association storm debris cleanup expenses. The Board-proposed amount of the Special Assessment will be \$632.00 per home. The Board may reduce this amount if it receives confirmation of debris removal coverage provided under the Association Property Insurance policies prior to the November 30, 2022, meeting. This proposed amount of \$632.00 per home may be reduced if the Board receives confirmation of an amount available to the Association from a FEMA Public Assistance Grant for debris removal. This letter to owners will contain the Board-approved revised 2023 Draft Budget and also provide a summary of the Bulk Comcast Proposal for TV and internet services scheduled to begin on May 1, 2023. Karen Martin seconded the motion. **Motion passed 5-0.**
6. **Community Input:** None
  7. **Adjournment:** With no further business to discuss, George Boyer made a motion to adjourn and Bill Snodgrass seconded the motion. The meeting adjourned at 8:53 p.m.

Respectfully submitted,

*Joann Van Tine*

Administrative Assistant  
Schoo Association Management