

**DEER LAKE HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTOR'S MEETING**

**July 19, 2023**

**Call to Order:** George Boyer called the meeting to order at 7:03 P.M.

Meeting notice was posted at the clubhouse bulletin board as required, and meeting signs were posted in the community and mentioned in the monthly newsletter for July.

**Establish a Quorum:** Present were: George Boyer, Bill Snodgrass, Steve Kowalski, Karen Martin and Greg Eaton. Also present was Pat Schoo, CAM, with Schoo Association Management.

**Minutes Approved:** George Boyer presented the minutes of the Board's meeting on 6/7/23 and the draft is posted on the web site. Bill Snodgrass motion to waive the reading and approve the draft as presented. Greg Eaton 2<sup>nd</sup> it and **Motion carried 5-0.**

**President's Report:** George Boyer gave out the handout with 6 months of budget numbers (money spent and a balance sheet with money in the bank). There is the comparison of the six-month expenses compared to the same six months of 2022.

**Old Business:**

- a. **Hurricane Insurance Claim:** Deer Lake has received \$107,251 K from insurance and it is not fully spent at this time.  
There is still outstanding claim money and the Public Adjuster is working on it. Insurance Claims have been very slow in processing.  
George would like to have the Public Adjuster attend the September 20<sup>th</sup> meeting to talk about the claims. A list of the items on the claims list was given out to all present, in the handout.
- b. **New Clubhouse Roof Status** The roof project is due to start in August. The 'tear off' should be starting the first week of August. The cost will be \$115,000 and much will be covered by the insurance money received.
- c. **Landscape Proposals:** The largest item on the budget is Landscaping. The Board has narrowed the list of candidates to four companies. A list of required services was given to each company so they could bid for our business and all proposals would be easier to compare with each other. George read the list of items given out to them. The current landscaping company has given the lowest bid for a three year contract. The next two bids were considerably more expensive and would raise assessments to homeowners. A discussion regarding selecting one of the proposals that was higher because there have been complaints regarding response from Estate on problems. Certain Board members did not want to make a decision and choose one of the landscape proposals at this meeting as was previously scheduled.
- d. **Draft Budget:** George went through the lines of the draft budget to explain what was contained in each one.  
This year's Budget contained additional income of \$100 per home from Comcast which reduced assessments by \$25 per quarter. This was a "sign-up" bonus check for the new

Comcast contract that started in May this year. Next year Budget will not have this additional income from Comcast which means that if nothing changed in the budget, the assessments would be \$25 higher per quarter. The draft Budget presented includes projections for the balance of 2023 and a proposed 2024 Budget. This year we are incurring some hurricane related expenses such as the loss of three Royal Palms so far. Due to disease in several royal palms, we are using two “drench” applications to eliminate palm bud rot.

The “Contracts” in the Budget are known expenses. Other expenses are due to increase such as utilities and insurance. Greg Eaton stated that the “in home” FP&L bills have already increased approximately \$30 per month.

At the next meeting in September, George will present a draft budget for Board approval and for distribution to homeowners in preparation for the Budget Approval Meeting to be held November 29th. George mentioned that he would like to have our Insurance Agent from BABB Agency attend that meeting.

### **New Business:**

- **Recreational facilities repairs:** George gave a list of the items in need of quotes for repairs to the tennis courts and basketball court including Tennis Court Lights: quote for complete replacement at \$68,000 and a quote to repair existing lights and replace one pole costing \$21,000. George will be submitting quotes to the Insurance Adjuster as part of our hurricane claim.
- **August meeting:** Greg Eaton suggested having an August meeting to interview the two leading candidate landscaping companies. The meeting will be held on August 19<sup>th</sup>. The Board discussed having Estate and Duval Landscaping come to the meeting and present to the Board how their company deals with customer service requests. Also the Board agreed that the final decision to select the next landscape contract for our community would take place on September 20th Board Meeting.

**Community Input:** There were some positive and negative comments regarding Estate Landscaping. It was agreed that “communication” is the key factor in a good company.

A comment about the grass being cut too high. George stated that he could have them cut it lower if that is what was wanted. Three Board members wanted it shorter and George said he would have it adjusted next cutting.

Question regarding life span for replacement in Reserve items. Discussion regarding changing tennis courts to allow Pickel Ball. Changing the tennis court would take a change in the documents. Dave thanked the Board for all the time and work they put into the community.

**Adjournment:** With no further business to discuss, Bill Snodgrass motioned to adjourn the meeting and Greg Eaton seconded it. **Motion carried 5-0.** The meeting adjourned at 9:03 P.M.

Respectfully submitted,  
Pat Schoo, CAM  
Schoo Association Management