

CASA DEL LAGO  
BOARD OF DIRECTORS MEETING  
June 14, 2007

The Board of Directors meeting of Deer Lake Homeowners Association, Inc. (a.k.a. Casa Del Lago) was held on June 14, 2007 at the Casa Del Lago clubhouse.

Board Members Present: George Boyer  
Ed Zeglarski  
Bob Golden  
Rob Cooper  
Jeff Holiman

In attendance by invitation of the Board: Bob Gelles, Schoo Management.

Call to Order: The meeting was called to order at 7:03 PM by George Boyer who presided.

Proof of Notice: A copy of the Proof of Notice of the meeting was posted in accordance with Florida Statutes.

Determination of Quorum: The Board acknowledged that a quorum was present to conduct business.

Minutes of Prior Meetings: A motion was made by Ed Zeglarski to waive the reading and approve the minutes of the Board of Directors Meeting of May 10, 2007. The motion was seconded by Jeff Holiman and passed unanimously.

Opening Remarks: George Boyer opened the meeting by introducing each member of the Board to the residents in attendance. George Boyer introduced Bob Gelles, Schoo Management, as the management company for the Association.

ASSOCIATION'S FINANCIAL STATUS REPORT:

A written summary of the financial position of the Association from Jan. 1, 2007 – April 30, 2007 was made available to all residents in attendance at the meeting. Jeff Holiman, Treasurer, summarized the current financial position of the Association versus the 2007 Association Budget. Jeff Holiman reported that the Association is under budget approximately \$29,478.00 for the period Jan. 1, 2007 – April 30, 2007.

Bob Gelles, Schoo Management, reported on the status of the actions being taken by the Association's attorney to collect outstanding assessments. Bob Gelles reported that the collection policy approved by the Board of Directors at the May 10, 2007 meeting was being implemented by Schoo Management. Bob Gelles reported that the Association recorded 14 liens against homes in the community for past due assessments. Bob Gelles reported that the Association was served with 2 bank foreclosure lawsuits in 2007. Bob

Gelles reported that there are now a total of 4 bank foreclosure lawsuits with respect to homes in the community. Bob Gelles reported that past due assessments owed to the Association total \$47,220.10 as of today. Bob Gelles reported that his staff is following the collection policy approved by the Board of Directors at the May 10, 2007 meeting to attempt to collect the funds, including placing liens on homes and instituting foreclosure lawsuits on behalf of the Association.

George Boyer stated that the current total past due assessment amount of \$47,220.10 is less than what was owed to the Association at the end of April, 2007.

The members of the Board of Directors and Bob Gelles, Schoo Management, answered several questions from the residents in attendance regarding the current financial position of the Association, revoking the right to use common areas for residents that are not current with quarterly assessments, and the current collection matters being undertaken on behalf of the Association.

All of the members of the Board agreed that if a resident is not current with his/her quarterly assessment then such resident cannot rent the clubhouse. Bob Gelles will coordinate the enforcement of the new policy with Susan Hosfeld, Chairperson of the Clubhouse Committee.

#### HURRICANE REPORT:

Jack Chancellor gave a summary report of the hurricane-proof status of the Association and the current guidelines for hurricane preparation/readiness of the Association and homes. Jack Chancellor stated that the Hurricane Committee has established a chain of command to implement the hurricane preparation/readiness of the Association. Jack Chancellor stated that if any resident is willing to volunteer to join the Hurricane Committee and/or assist the Hurricane Committee during hurricane preparation/readiness for the Association they should contact Jack Chancellor or any member of the Board of Directors.

A letter summarizing the current guidelines for hurricane preparation/readiness of the Association and homes is available on the Association's website and was attached to the June, 2007 newsletter mailed to each resident.

#### CLUBHOUSE COMMITTEE REPORT:

Susan Hosfeld, Chairperson of the Clubhouse Committee, stated that the pool cleaning company was not doing a very good job. Susan Hosfeld requested that the Board of Directors consider a new pool cleaning company. Susan Hosfeld then reported on success of the first annual ice cream social. Susan Hosfeld stated that the Clubhouse Committee plans to hold a cookout later this year. Susan Hosfeld will provide details as soon as the date/time/specifics are established.

Susan Hosfeld then reported on some damage to the clubhouse, including moving of and damage to the pool tables and the air conditioning covers. George Boyer stated that the pool tables cannot be moved because the legs fall off and the tables could break or cause injury to guests.

Susan Hosfeld then requested some administrative changes to the information requested on the clubhouse rental form and an increase in the deposit and rental amount for the clubhouse.

OLD AND NEW BUSINESS OF THE BOARD OF DIRECTORS:

New Business: Clubhouse Rental Policy Changes:

Jeff Holiman made a motion to make the following clubhouse policy changes to be reflected in the clubhouse rental form: (1) add a rule that the pool tables are not to be moved; (2) add a line in the form for the phone number of the resident reserving the clubhouse; (3) add a line in the form for the approximate number of guest attending the function at the clubhouse; (4) add a rule that the air conditioning setting are not to be changed and the air conditioning covers are not to be removed or tampered with; and (5) increase the rental amount to \$100.00 and the rental deposit amount to \$250.00. The motion was seconded by Ed Zeglarski. Rob Cooper inquired as to when the new rental amount and rental deposit amount would be effective given reservations for use of the clubhouse already secured for June and beyond. George Boyer stated that the new rental amount and rental deposit amount should be included in the rewrite of the rules and regulations for the Association which are expected to be approved by the Board of Directors at the July 2007 Board of Directors meeting and mailed to the residents shortly thereafter. Jeff then revised the motion to provide that item nos. 1-4 of his previous motion were to take effect immediately and that item no. (5) – increase in the rental amount to \$100.00 and increase in the rental deposit amount to \$250.00 – would take effect after such changes are included in rewrite of the rules and regulations for the Association which are expected to be approved by the Board of Directors at the July 2007 Board of Directors meeting and mailed to the residents shortly thereafter. The motion, as modified, was seconded by Rob Cooper and passed unanimously.

Old Business: Draft Report from Forge Engineering:

George Boyer stated that Forge Engineering had provided a draft copy of its report on the condition of the common areas and facilities of the Association. George Boyer stated that a copy of the report was provided to each member of the Board. George Boyer stated that he would assist Rob Cooper in reviewing the draft report and providing comments to Forge Engineering.

Old Business: Status Report for Storm Water Management System:

Rob Cooper provided a status update on the storm water management system permit modification application and repairs. Rob Cooper stated that South Florida Water

Management District approved the modification to the storm water management permit and system as proposed by Engle Homes and Banks Engineering on June 6, 2007. Rob Cooper stated that the Association's engineer, American Engineering, stated that the modifications approved incorporated the corrective actions suggested by American Engineering. Rob Cooper stated that he was attempting to reach Jay Coughlin, Engle Homes, to set a meeting date to discuss timing of the repairs. Rob Cooper stated that he would leave a copy of the approved modified plans at the clubhouse for review by the residents.

Old Business: Status Report for New Irrigation Water Permit:

Rob Cooper provided a status update on the new irrigation water permit. Rob Cooper stated that South Florida Management District presented Engle Homes with a request for additional information letter on May 29, 2007. Rob Cooper stated that in the May 29, 2007 letter, South Florida Water Management District is requesting that Engle Homes provide further reporting information and other information, including a request to install a new well and pump as originally proposed in the original permit. Rob Cooper stated that Engle Homes has not responded to the May 29, 2007 letter. Rob Cooper and George Boyer will continue their efforts to resolve this issue.

Old Business: Status of Family Property Services Payment:

Rob Cooper reported that Family Property Services was willing to pay the Association a total of \$750.00 to settle a dispute with the Association regarding some unauthorized legal expenses paid by the Association. Rob Cooper reported that Family Property Services would expect a full settlement and release in connection with payment of the funds. Rob Cooper stated that the Association should work with its attorney, Richard DeBoest to make sure the release was very narrow and did not amount to a general release in light of the fact that the Association was still in the process of working with Engle Homes on the repair of the storm water management system and the new irrigation permit. Rob Cooper stated that he would contact the Association's attorney to determine if a narrow release could be reached with Family Property Services.

New Business: New Rules and Regulations:

George Boyer stated that Elaine Toole and the other members of the Architectural Review Board (ARB) had completed revised ARB guidelines for the Association. George Boyer stated that Rob Cooper had assisted him in updating the rules and regulations of the Association. George Boyer asked Rob Cooper and Elaine Toole to finalize the rules and regulations for the Association and the new ARB guidelines and present them to the Board of Directors for review and approval at the July 2007 meeting. Rob Cooper and Elaine Toole agreed to finalize the rules and regulations and new ARB guidelines.

New Business: Addition of TV to Clubhouse:

George Boyer stated that he had been approached by residents in the community about the addition of a TV in the Clubhouse. After a lengthy discussion among the member of the Board and the residents in attendance, it was decided that the addition of a TV in the Clubhouse was not warranted at this time.

CONCLUSION OF OLD AND NEW BUSINESS.

The Board of Directors and the residents in attendance engaged in discussions regarding various topics concerning the business of the Association.

ADJOURNMENT: At 9:10 PM Ed Zeglarski made a motion to adjourn the meeting. Jeff Holiman seconded the motion and it passed unanimously.