

DEER LAKE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, September 27th, 2017

George Boyer, President, called the meeting to order at 7:05 P.M.

A notice of the Board Meeting was duly posted in compliance with the Florida Statutes.

Established a quorum: With all Board Members George Boyer, Phil Poston, Rob Cooper, Carolyn Gilbert, and Jeff Holiman present a quorum was established. Also present were 38 homeowners and Community Association Manager Bob Gelles of Schoo Management.

Minutes: Jeff motioned to approve the minutes of the previous Board Meetings. Carolyn seconded, and the minutes were unanimously approved. They will be posted on the Association's website.

Financial Report: George gave a financial report for the Association through the end of August. The Association had \$470,254 in total cash, and \$286,981 in total net reserves.

New Business: (a) Hurricane Recovery – George described some of the major issues as a result of Hurricane Irma. There was landscaping damage throughout the community, trees from neighboring community Heritage Palms that fell onto Casa del Lago property, and a major problem with the lift station due to no electricity. George has signed the Lee County debris removal form required by the County from gated communities. Ultimately, the County was able to provide a generator to power the lift station averting any major problems. The Association is looking into purchasing its own generator for cases of future major power outages. George thanked Jack Chancellor and all of the residents who helped out before, during, and after the storm. Jack expressed his thanks as well to all those who helped out. (b) Landscaping Proposals Received – George reported that the Board has received 5 landscaping proposals thus far and is waiting on one more that is coming. George, one other person, and Bob Gelles will inspect properties used as references by the bidding companies. (c) 2018 HOA Budget Draft – George presented an initial draft of the 2018 proposed operating budget using the current vendors the Association does business with. Rob brought up his concerns with the insurance coverage and would like to see quotes from other insurance providers. He will get bids for a future Board Meeting to address the insurance, the landscaping, and the pool service contracts before the budget can be finalized. A Board Meeting was scheduled for Monday, October 30th at 8:00 A.M. to resolve these issues. (d) Scheduling Landscaper Final Selection Board Meeting in 2 or 3 Weeks – will be resolved at October 30th meeting. (e) Scheduling December 6th Budget Final Approval Meeting – will be finalized after budget draft is resolved (i) Homeowner Info Mailing – George presented the proposed mailing to be sent to all homeowners (ii) 2018 Board Election Process – George reviewed the election process to be used again as in years past for the upcoming Annual Meeting scheduled for January 31, 2018. (f) Other New Business – Hoover Pumping Systems proposal for a Flowguard 3 Upgrade to be installed on the Association's irrigation system. The cost is \$3,668.79 with a one year warranty was approved. Bob will speak to Hoover about getting a 2 or 3 year warranty.

Homeowners Comments: A homeowner expressed concern that the Association should have its own generator in cases of future power outages. A homeowner suggested that the Association purchase flood insurance. There was discussion about those houses that had power quickly restored after the storm versus those that did not have power for several days. Homeowners commented that we were very fortunate as a community all things considered after such a powerful and damaging hurricane.

With no further business to discuss, Jeff made a motion to adjourn and Phil seconded the motion. The meeting adjourned at 8:45 P.M.

Respectfully submitted,

Bob Gelles, CAM, AMS
Community Association Manager