

DEER LAKE HOMEOWNERS ASSOCIATION, INC.

MINUTES OF ANNUAL MEMBERS MEETING

Wednesday, January 25th, 2017

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

Established a quorum: With 75 owners represented either in person or by proxy, a quorum was established. Board Members present were George Boyer, Jeff Holiman, Phil Poston, and Carolyn Gilbert. Board Member Rob Cooper was absent. Carolyn motioned to approve the minutes of the prior Board meeting held November 30th, 2016. Jeff seconded, and the motion was unanimously approved.

George welcomed everyone to the annual meeting, and made some opening remarks regarding the agenda for the meeting. George expressed thanks from the community to all of the committee members and volunteers who have helped in the successful operation of Deer Lake.

Directors Reports: George gave a financial report and update for the fiscal year 2016. Copies of the report were made available to all members. George reported that the Association ended the year better than budget by \$48 for the entire year. The Master POA full year 2016 income exceeded expenses by \$1,839 because the expenses were lower than projected. The HOA increased its Total Net Reserves by \$10,479 versus the prior year with HOA reserves now totaling \$271,284 (highest amount ever). The largest Reserves expenditures in 2016 were for a complete re-model of the clubhouse kitchen cabinets, counters, sink, tile backsplash, and all new top of the line kitchen appliances for a total of \$22,395. Two of the clubhouse air-conditioning units that were 20 years old were replaced using Reserves for \$10,975. A fountain pump was replaced using Reserves for \$1,730. Unpaid HOA outstanding assessments have remained under 2,000. There was no bad debt expense write-off in 2016. A 2017 HOA budget was passed with an increase in base assessment fees of only \$10 per quarter. A 2017 Master POA budget was passed with no increase in assessments. Volunteer Achievements included the Clubhouse Committee rented out the clubhouse main room for private parties generating \$2,250 in extra income for the HOA. The Clubhouse Committee volunteers organized 8 popular community parties including a BBQ party, a Fiesta party, a Luau party, a Halloween pizza party, 2 Happy Hour parties, a Wine and Cheese party, and a Christmas party. \$2,249 in cover charge fees were collected that helped offset Clubhouse Activity expenses and allowed the Association to have food catering at all major dinner parties. The Landscape Committee met with Landscapers and interested homeowners throughout the year conducting community walk-throughs to review problem areas and tended to the community's beautiful Butterfly Garden. The Architectural Review Board (ARB) volunteers reviewed all applications submitted. The 3 pool testing volunteers tested water quality 5 days a week every week, and saved the HOA \$4,200 versus the HOA having to pay a pool contractor to do this. The clubhouse volunteers maintained a free reading library. The clubhouse offers free Wi-Fi for residents to enjoy. The Community Website was updated every month with the latest information at www.mycasadellago.com The community e-mail list currently reaches 90% of the residents. The volunteer newsletter Editor prepared 12 monthly editions for Casa del Lago residents to read. The newsletter has been distributed for more than 10 years now. Volunteers decorated the community entranceway eliminating \$2,000 of expenses versus contracting it out. The clubhouse was, as well, decorated for the holidays. Volunteers continue to repair and replace mailboxes and posts as needed saving the Association money rather than contracting it out. Three Community Garage Sales were held in February, June, and October of 2016. 15 new homeowners moved in during 2016 compared to 22 in 2015. The Community irrigation water usage was 30 million gallons for 2016, which is 9 million gallons less than the maximum permitted amount of 39 million gallons.

Election/Announcement of Directors: Additional nominations were called for from those in attendance. There were no additional nominations for the Board. As a result of the ballots received, Phil Poston was re-elected to the Board for another 3-year term.

Unfinished Business:

a. Proxy Vote: The proxy results were as follows:

1. Should an audit of the Association's records by a certified public accountant be waived for the year ending December 31, 2016? YES (votes were 72 yes and 3 no)
2. Should the Association rollover excess funds, if any, at the end of year December 31, 2016 to the operating account in January 2017? YES (votes were 73 yes and 2 no)

b. Other Unfinished Business – Jeff motioned to keep all standing committees in place. Carolyn seconded and the motion passed unanimously.

- (1) Clubhouse Committee – Chairwoman Debbie Wiegert
- (2) Landscape Committee – Chairwoman Donna Cressman
- (3) Architectural Review Board – Chairman Charles Kelly
- (4) Hurricane Committee – Chairman Jack Chancellor
- (5) Newsletter Editor – Viki Strandberg

Master Association Board Members Announcement – Jeff motioned to vote in both Rob Cooper and Charlie Kelly to again serve on the Master Board with George Boyer. Carolyn seconded, and the motion was unanimously approved. George Boyer, Rob Cooper, and Charlie Kelly will again serve on the Master Association Board of Directors.

New Business: Bocce ball was brought up. One proposal for a bocce ball court was received from Sport Surfaces. After discussion, Jeff motioned to approve the \$7,900 bid from Sport Surfaces. Phil seconded, and the motion was unanimously approved.

Community Input: There was none.

With no further business to discuss, Jeff made a motion to adjourn and Phil seconded the motion. The meeting adjourned at 8:05 PM.

Respectfully submitted,

Bob Gelles
Community Association Manager