

DEER LAKE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, September 14th, 2016

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 Board Members George Boyer, Phil Poston, Carolyn Gilbert, and Jeff Holiman present a quorum was established. Board Member Rob Cooper was absent. Also present were 12 homeowners and Community Association Manager Bob Gelles of Schoo Management.

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

Directors Report: George reported on the upcoming mulch for the community, reminded those in attendance that volunteers are needed for committees, reported that the gate box has been fixed, and reviewed old business from the last meeting.

Unfinished Old Business: (a) Clubhouse kitchen remodel – after discussion, Jeff motioned to approve the kitchen appliance purchase from HH Gregg. Carolyn seconded, and the motion passed unanimously. Phil motioned to approve the cabinet, drawer, and moulding replacement proposal from Affordable Kitchen & Bath. Jeff seconded, and the motion passed unanimously. (b) Gate camera system removal – following discussion and review of an article on the subject that George provided, Carolyn motioned that there should be no surveillance cameras at the front gate. Phil seconded, and the motion passed unanimously. (c) Royal Palm replacements – George read a Royal Palm Policy statement from the Board that includes “The Board recognizes that Royal Palm lined streets are a distinctive feature of Casa del Lago impacting homeowner property values. The appearance and maintenance of the community's streets lined with Royal Palms is a priority of the Association within its required landscape maintenance mandate found within the HOA documents. When a Royal Palm is destroyed by lightning, disease, by wind or other destructive forces, the Association will remove the old palm and replace with another healthy Royal Palm with a minimum 8 feet of gray wood at the Association's expense. In the case of willful destruction of a Royal Palm by a homeowner or other identified responsible party, the Association will seek full reimbursement of the removal and replacement costs from the responsible homeowner or party. Under no circumstances will a Royal Palm be removed by the Association or by a homeowner without it being replaced with another Royal Palm positioned next to the street similar in distance to the majority of existing Royal Palms. The Board will strive to maintain the existing number of Royal Palms lining the streets of Casa del Lago. The Board relies upon the ARB Chairperson and committee to process homeowner requests for changes to the exterior of homeowner homes and landscaping. Homeowner ARB requests that include the removal of Royal Palms located along the streets of Casa del Lago will go through the ARB approval process. ARB applications must include a detailed site plan, all contractor information, the replacement of Royal Palm with another Royal and detail regarding the restoration of the original site of the removed palm.”

New Business: (a) 2017 HOA Budget Draft Approval – George reviewed the proposed budget. It calls for an increase of \$17.00 per quarter to \$697.00 per home for those homes with cable TV and security monitoring, and an increase of \$10.00 per quarter to \$485.00 per home without cable TV and security monitoring. Jeff motioned to approve the budget draft. Phil seconded and the motion passed unanimously.

(b) November 30th Budget Approval Meeting, Homeowner Info Mailing, and 2017 Board Election Process – George reviewed the information for the homeowner mailing and reminded everyone of the Board election process used for the last several years. The current Board Members are George Boyer, whose term expires January 2018, and Rob Cooper and Charlie Kelly whose terms expire January 2017. The term of each Board Member seat is for 3 years. Any homeowner/member in good standing (current in Association dues payments) wishing to run for a Board seat should contact Bob Gelles at Schoo Management in writing or by e-mail no later than November 20th, 2016. Homeowner/member election candidates are encouraged to prepare and provide a one page Bio to Bob Gelles at Schoo Management no later than November 20th, 2016. No later than December 14, 2016 a Ballot for the two open Board positions will be mailed to the Deer Lake Homeowners Association Board Members and the Commercial Property Owner along with copies of any one page Bios that were received. The entire voting interests of the Deer Lake Homeowners Association will be determined by a majority vote of the Deer Lake HOA Board Members at the Deer Lake HOA Annual Membership meeting scheduled for January 25, 2017 beginning at 7:00 P.M. At the Master POA Annual Meeting January 25, 2017 beginning at 8:30 P.M. the HOA President will cast votes for the two available Master POA Board seats representing the entire voting interest of the Deer Lake Homeowners Association, Inc. which represents 73.13% of all voting interests of the Deer Lake Master POA. The Commercial Property Owner (s) will have the opportunity by ballot to cast their 26.87% share of votes in person at this meeting or by a proxy ballot if received by Bob Gelles at Schoo Management at least 3 days prior to the start of the Annual Meeting. Jeff motioned to approve as presented, Carolyn seconded and the motion passed unanimously. Schoo Management will do the mailing.

Homeowners Comments: A homeowner expressed some concern about the landscape trimming done by CLA Landscaping.

With no further business to discuss, Phil made a motion to adjourn and Jeff seconded the motion. The meeting adjourned at 8:10 P.M.

Respectfully submitted,

Bob Gelles, CAM, AMS
Community Association Manager