

CASA DEL LAGO
BOARD OF DIRECTORS MEETING
February 8, 2007

The Board of Directors meeting of Deer Lake Homeowners Association, Inc. (a.k.a. Casa Del Lago) was held on February 8, 2007 at the Casa Del Lago clubhouse.

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

Call to Order: The meeting was called to order at 7:00 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 Rob Cooper to waive the reading and approve the minutes of both the Board of Directors Meeting/Annual Meeting of January 24, 2007 and the Board of Directors/Organizational Meeting of January 24, 2007. The motion was seconded by George Boyer and passed unanimously.

Opening Remarks: George Boyer opened the meeting by introducing each member of the Board to the residents in attendance. George Boyer provided copies of the relevant portions of the Governing Documents regarding officer designations and roles and responsibilities to the members of the Board of Directors.

OLD BUSINESS:

Sewer Repair: A discussion among the members of the Board was had regarding the status of the storm water system repairs by Engle Homes. A motion was made by Rob Cooper to appoint Rob Cooper and George Boyer as the point persons for the storm water system repairs by Engle Homes, to be responsible for communicating with Lee County, SFWMD and the Association's engineer on the storm water system repairs by Engle Homes, and to provide regular updates and recommendations on the storm water system repairs to the Board of Directors and the residents at regularly scheduled Board of Director meetings. The motion was seconded by Bob Golden and passed unanimously.

Engle Audit: A discussion among the members of the Board was had regarding the status of the financial audit conducted on behalf of Engle Homes during the turnover process. There were discussions regarding the financial audit failing to account for certain capital

) contributions (23 homes or \$11,500.00), payment by Engle Homes of the clubhouse security system (\$15,959.00) and an outstanding payment due from Touse, parent company of Engle Homes. A motion was made by Rob Cooper to appoint Jeff Holiman and George Boyer as the point persons for the financial audit by Engle Homes, to be responsible for communicating with the auditing firm, Engle Homes and the Association's legal counsel on matters concerning the financial audit, and to provide regular updates and recommendations on the financial audit to the Board of Directors and the residents at regularly scheduled Board of Director meetings. The motion was seconded by Jeff Holiman and passed unanimously.

) Water Permit (Irrigation): George Boyer updated the Board of Directors on the fact that the Association is currently operating without a SFWMD permit for irrigation. George informed the Board of Directors that Engle Homes modified certain pumps used in connection with our irrigation system in violation of Association's then existing SFWMD water use permit and that the Association's SFWMD water use permit had previously expired in 2005 during the time Engle Homes was in control of the community. George further informed the Board of Directors that Engle Homes submitted a new water use application to SFWMD and had hired, at its sole cost, a water use consulting firm to assist with securing the new water use permit for irrigation of our community. A discussion among the members of the Board was had regarding the lack of an irrigation permit from SFWMD and its potential impact to the community. The Board of Directors responded to several questions from the residents in attendance. A motion was made by Rob Cooper to expand the "sewer repair" motion previously made and unanimously passed to include addressing the water use permit (irrigation) matter. The motion was seconded by George Boyer and passed unanimously.

Pending Litigation: George Boyer updated the Board of Directors on a current ongoing litigation matter between the Association and a resident. George Boyer stated that the matter in dispute had been corrected to the satisfaction of the Board of Directors. A motion was made by George Boyer to stop the current litigation matter between the Association and said resident and to instruct the Association's attorney to do the same. The motion was seconded by Bob Golden and passed unanimously.

) Rob Cooper opened discussions about appointing Ed Zeglarski as the liaison between the Board of Directors and the Hearing Committee and as the liaison between the Board of Directors and the residents as it relates to resolution of resident-to-resident matters. Ed Zeglarski addressed the Board of Directors and shared his professional experiences in the education field which will allow him to effectively serve in the newly appointed role. A motion was made by George Boyer to appoint Ed Zeglarski as the as the liaison between the Board of Directors and the Hearing Committee and as the liaison between the Board of Directors and the residents as it relates to resolution of resident-to-resident matters and, as such, would be responsible for and to provide support and guidance to the Hearing Committee on matters before the Committee and to update and recommend to the Board of Directors the best methods for handling resident disputes within our community. The motion was seconded by Rob Cooper and passed unanimously.

Clubhouse Lighting: George Boyer informed the Board of Directors that the Association was still working on installing a light in front of the clubhouse. Bob Golden then addressed the Board of Directors regarding the installation of an additional light pole on Axis Deer Road by Florida Power & Light (FPL). FPL will not charge the Association for the pole, installation of the pole or maintenance of the pole. The Association is only responsible for paying for the electricity for the poles in the community. Bob Golden further informed the Board of Directors that FPL will not install a light pole in front of the clubhouse because the clubhouse is commercial property. Bob Golden was working to get quotes from a few contractors for installation of the new light pole in front of the clubhouse. Rob Cooper informed Bob Golden that a light on Key Deer Court was not working. Bob Golden agreed to investigate and, if necessary, contact FPL for the repair. Rob Cooper asked Bob Golden to look into whether Sika Deer Way (back street) was missing light poles and, if so, to ask FPL to install the light poles. Bob Golden agreed to investigate whether Sika Deer Way is missing light poles. George Boyer made a motion to allow the Association via its president, George Boyer, to execute new contracts with FPL for electrical service to newly installed light poles in the community. Rob Cooper seconded the motion and passed unanimously.

NEW BUSINESS:

Establishment of New Committee Chairpersons and Members for 2007: George Boyer opened discussion by stating that the Board of Directors was not in a position at this time to provide a list of all committee chairpersons and members for approval for 2007. George Boyer did encourage all residents of the community to participate in the committees established by the Board of Directors.

George Boyer then informed the Board of Directors that there is a vacancy in the Architectural Review Board (ARB) for an at-large member (non-voting) and that the ARB submitted Bill Catineau as the person the ARB would like the Board of Directors to approve to fill the at-large vacancy. George Boyer made a motion to appoint Bill Catineau as an at-large member (non-voting) of the ARB. The motion was seconded by Ed Zeglarski. A discussion was had by Rob Cooper on how to encourage residents to join the established committees. A committee sign up sheet was circulated to the residents present at the meeting. The motion to appoint Bill Catineau as an at-large member (non-voting) of the ARB was not voted on (tabled) and the at-large (non-voting) vacancy remains open.

George Boyer made a motion to appoint Bob Golden as the liaison between the Board of Directors and all committees and as the member of the Board of Directors responsible for soliciting volunteers for the committees. The motion was seconded by Rob Cooper and passed unanimously.

The Board of Directors engaged in discussions with the residents present at the meeting regarding the status of the ARB rules and regulations.

Front Entry Gates Hours of Operations: George Boyer opened the discussion about whether to keep the gates closed at all times or keep the gates open / closed as currently in place. A discussion among the Board of Directors was had regarding how the Board of Directors should address the open/close gate issue. The Board of Directors engaged in discussions with the residents at the meeting regarding whether to keep the gates open as currently in operation or close the gates. Bob Golden discussed pros and cons of keeping the gates open or keeping the gates closed.

A motion was made by Rob Cooper to appoint Bob Golden and Jeff Holiman to be the point persons for soliciting input from the community regarding whether to keep the gates open or close the gates, and for soliciting resources such as maintenance costs, cameras, etc. to assist the Board of Directors in making a decision on whether to keep the gates open or close the gates. The motion was seconded by George Boyer and passed unanimously.

An impromptu vote of the residents in attendance at the meeting regarding whether to keep the gates open or close the gates resulted in an equal number of residents on both sides of the issue.

Hiring of New Attorney for Association (added to the agenda at the meeting under additional new business): Rob Cooper opened the discussion regarding the need for the Association to hire new legal counsel. Rob Cooper provided a summary of the qualifications of a potential candidate, Richard DeBoest. A motion was made by Rob Cooper to hire Richard DeBoest as legal counsel for the Association and to appoint Rob Cooper and George Boyer to be the point persons between the Board of Directors and Mr. DeBoest regarding legal matters for the Association. The motion was seconded by Ed Zeglarski. A discussion was had by the Board of Directors regarding the billing rate and billing practices of Mr. DeBoest and George Boyer provided a summary of Mr. DeBoest's marketing materials. The motion passed unanimously.

Hiring of New Management Company (added to the agenda at the meeting under additional new business): George Boyer opened the discussion regarding a search for and hiring of a new management company. An impromptu vote of the residents in attendance at the meeting regarding whether to keep the current management company or hire a new management company resulted in a unanimous vote in favor of hiring a new management company. A discussion was had among the Board of Directors regarding how to go about selecting and interviewing potential candidates for management of the Association. Rob Cooper provided marketing materials from two (2) potential management companies.

Rob Cooper made a motion that Rob Cooper and George Boyer to be the point persons responsible interviewing and selecting at least 2 management candidates to be presented to the full Board of Directors for final approval, and during such process to involve residents of the community in the interview process. The motion was seconded by Bob Golden and passed unanimously.

) ADJOURNMENT: The Board of Directors decided that all Board of Director meetings would stop at 9:00 P.M. At 9:00 P.M. Rob Cooper made a motion to adjourn the meeting. The motion was seconded by George Boyer and passed unanimously.

Next Meeting of the Board of Directors was scheduled for Thursday, March 1, 2007 at 7:00 P.M.

)

)