

CASA DEL LAGO  
BOARD OF DIRECTORS MEETING  
July 12, 2007

The Board of Directors meeting of Deer Lake Homeowners Association, Inc. (a.k.a. Casa Del Lago) was held on July 12, 2007 at the Casa Del Lago clubhouse.

Board Members Present: George Boyer  
Ed Zeglarski (arrived late)  
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 Jeff Holiman to waive the reading and approve the minutes of the Board of Directors Meeting of June 14, 2007. The motion was seconded by Bob Golden 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. – April, 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 YTD 2007 Association Budget, and the current financial position of the Association for May, 2007 actual versus May, 2007 budget. Jeff Holiman reported that the Association is under budget (i.e., income is greater than expenses) approximately \$34,100 for the period Jan. – April, 2007, and the Association is under budget (i.e., income is greater than expenses) approximately \$4,600 for the monthly period May, 2007.

Jeff Holiman also summarized the total delinquent assessments at approximately \$50,400, which includes delinquent 2007 assessments and delinquent assessments for

prior years. Jeff Holiman stated that approximately \$30,500 of the total delinquent assessment amounts is owed by 8 residents.

George Boyer reported on the status of the collection procedures for delinquent assessments. George Boyer stated that there are 4 homes in bank foreclosure proceedings. The 4 homes and are projected to result in a bad debt of \$14,000 to the Association (i.e., funds that the Association will not be able to collect from the resident) in 2007. George Boyer stated that Association has authorized the Association's attorney to file a foreclosure lawsuit against the homes of 2 residents. If the Association is unable to collect the delinquent funds from the 2 residents (e.g., value of home is less than amount owned to creditors), then the 2 homes are projected to result in an additional bad debt of \$12,000 to the Association in 2007. George Boyer stated that 6 residents that were sent to the Association's attorney for the start of the collection process for delinquent assessments paid in full (total collected approximately \$10,000). George Boyer stated that 4 residents that were sent to the Association's attorney for the start of the collection process for delinquent assessments made partial payments (total collected approximately \$4,000). George Boyer stated that the collection process will continue for the 4 residents in an attempt to collect the total outstanding balance owed to the Association. George Boyer stated that that the Association has instructed its Attorney to file liens against 3 homes (bringing the total of liens to 13 homes). George Boyer stated that late notices and assessment of late fees will be sent to every resident who did not pay the quarterly assessment (July-September) by July 10, 2007. George Boyer stated that residents that do not pay the quarterly assessment (July-September), including late fees, by July 31, 2007 will be sent to the Association's Attorney for filing of a lien and foreclosure lawsuit.

#### ARCHITECTURAL REVIEW BOARD:

George Boyer stated that the current chairperson for the Architectural Review Board (ARB), Ms. Elaine Toole, recently moved. George Boyer stated that Ms. Toole recommended to the Board a replacement chairperson and some other additions and deletions of members to the ARB. George Boyer stated that Ms. Toole recommended Susan Juncal as the chairperson of the ARB and recommended Jesse Lucek as a member-at-large of the ARB. George Boyer stated that Ms. Lucek will replace Matthew Magnozzi. Jeff Holiman made a motion to appoint Ms. Juncal as the chairperson of the ARB (replacing Ms. Toole) and to appoint Ms. Lucek as a member-at-large to the ARB (replacing Matthew Magnozzi). The motion was seconded by Bob Golden and it passed unanimously (Ed Zeglarski was not present and did not vote).

George Boyer responded to a question from a resident regarding the Association planting shrubs and other plants around the Florida Power & Light electrical boxes. George Boyer stated that the Association will not plant around the electrical boxes.

LANDSCAPE COMMITTEE BUSINESS:

George Boyer stated that the landscape committee requested that the Board approve an expenditure in the amount of \$1,145.00 for a stainless-steel trellis and bougainvillea plants/vines (4) at the main entrance. George Boyer stated that the landscape committee is under budget at this time as a result of the committee members volunteering their time to plant shrubs, etc. in the community (in lieu of paying CLA). Bob Golden stated that the maintenance of the bougainvillea at the main entrance will not increase the annual CLA costs for the Association.

ED ZEGLARSI ARRIVED AT THE MEETING.

Bob Golden made a motion to approve an expenditure in the amount of \$1,145.00 for a stainless-steel trellis and bougainvillea plants/vines (4) to be installed at the main entrance. The motion was seconded by Jeff Holiman and it passed unanimously.

Donna Cressman, chairperson of the Landscape Committee, reported on the status of the trimming of the Washingtonian palms and other palms in the community. Ms. Cressman also stated that the installation of the trellis and bougainvillea would take approximately 3-4 weeks.

CLUBHOUSE COMMITTEE BUSINESS:

Bob Golden reported that the Clubhouse Committee is planning regular events for the residents of the Association. Bob Golden stated that the Clubhouse Committee will distribute flyers to announce the events.

George Boyer stated that a new pool cleaning company was hired by the Association at the request of Susan Hosfeld, Chairperson of the Clubhouse Committee.

STORM WATER MANAGEMENT SYSTEM REPAIR:

Rob Cooper stated that repairs of the storm water management system will start on Monday, July 16, 2007. Rob Cooper stated that a copy of the plans showing (highlighted) the parts of the system to be repaired and the homes that may be affected by the repair work is located in the Clubhouse. Rob Cooper stated that CLA will install / re-install the sod and other plantings removed or destroyed during the repairs. Rob Cooper stated that the repairs should take approximately 2-3 weeks (additional week for sod/plantings). Rob Cooper stated that the repair company requested that residents refrain from parking in the street during the repair period so that they can move the equipment and pipes throughout the community. Bob Golden stated that he would install a temporary sign in the front of the community notifying the residents of the repair work and the request for residents to refrain from parking on the street.

Rob Cooper stated that portions of the irrigation system for the community may be turned-off during the repair period.

OLD AND NEW BUSINESS OF THE BOARD OF DIRECTORS:

Old Business: Pool Tables:

George Boyer stated that new felt was installed on the pool tables and new legs were installed on the tables. Bob Golden stated that the pool tables were relocated within the clubhouse to allow more room for parties.

New Business: New Rules and Regulations and ARB Guidelines:

George Boyer stated that Rob Cooper, Elaine Toole and George Boyer finalized the rules and regulations for the Association and the new ARB guidelines. George Boyer stated that the final rules and regulations and ARB guidelines were distributed to the Board members for review prior to this meeting. George Boyer stated that Bob Golden presented some minor/non-substantive changes to the Board for inclusion in the final rules and regulations and ARB guidelines, and those changes were discussed and included in the rules and guidelines presented to the Board for approval.

A motion was made by Rob Cooper for the Association to approve and adopt the new rules and regulation for the Association and the new ARB guidelines, as modified by Bob Golden's suggestions, and that the Association distribute the documents to the residents to make them effective in accordance with the Association's governing documents. The motion was seconded by Jeff Holiman. A discussion was started by Bob Golden regarding whether to include the rules and regulations and ARB guidelines in a binder at an addition cost to the Association (binder cost and additional mailing costs). Rob Cooper suggested that we confirm the distribution method that the Association must follow to make the rules and regulations and ARB guidelines effective and binding. Rob Cooper suggested that we first approve and adopt the motion and then continue the discussion on the binders. The motion passed unanimously.

The discussion regarding the binders continued with Rob Cooper suggesting that Bob Golden present a financial proposal to the Board for consideration. George Boyer suggested that Rob Cooper coordinate with Bob Golden the pricing of the binders, additional cost of mailing, etc. for the rules and regulations and ARB guidelines.

New Business: 2008 Budget Process:

Jeff Holiman stated that it was time to form a 2008 budget committee and to start the budget review and preparation process. Jeff Holiman made a motion to form a 2008 budget committee, with the members of the committee being: the chairperson of each of the Association's committees (Landscape, ARB, Clubhouse, Hurricane), Jeff Holiman, as chairperson of the 2008 budget committee, and George Boyer. The motion was seconded by Bob Golden. A discussion was started by Bob Golden as to whether other members of the Board could attend the 2008 budget committee meetings without violating the sunshine laws. The motion passed unanimously.

Jeff Holiman stated that he would distribute agenda items and other information to the committee members in anticipation of the first meeting of the 2008 budget committee.

New Business: Forge Engineering Report – ADA for the path to the lake and the Irrigation Pump:

Bob Golden stated that he would like the Association to raise the ADA as a means of causing Engle Homes to build a path to the lake. George Boyer stated that the Association would discuss the matter with Forge Engineering, the Association's engineer of record.

Bob Golden stated that the irrigation pump system is not working properly and that the Forge Engineering report should address the pump status. George Boyer stated that the Forge Engineering report will address the pump status.

George Boyer stated that Engle Homes has not completed the new irrigation permit process. George Boyer stated that Rob Cooper will follow-up on the irrigation permit.

Old Business: Six Mile Cypress Expansion – Removal of Trees at the Entrance:

Bob Golden stated that the Six Mile Cypress road expansion will require the Association to remove and relocate some of the palm trees currently located at the main entrance. George Boyer suggested that this matter be addressed by the landscape committee and the landscape committee can make a recommendation to the Board on how to proceed.

CONCLUSION OF OLD AND NEW BUSINESS.

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

ADJOURNMENT: At 8:36 PM Jeff Holiman made a motion to adjourn the meeting. Ed Zeglarski seconded the motion and it passed unanimously.