

**CASA DEL LAGO
BOARD OF DIRECTORS MEETING
January 24, 2007**

The Board of Directors meeting of the Deer Lake Homeowners Association, Inc. was held on January 24th, 2007 at the Casa del Lago Clubhouse.

Board Members Present: John Luvera – President
Ed Zeglarski – Vice President
George Boyer – Treasurer/Secretary

Also Present: Rich Sherwood – FPS
Dee Wyatt – FPS
Katherine McNeill – FPS
Jay Coughlin – VP Engle Homes
Jason Mikes - Quarrels and Brady

Call to Order:

John Luvera called the meeting to order at 7:22 PM. Presence of a quorum was noted.

Determination of a Quorum:

Determination of a Quorum was established.

Proof of Notice:

John Luvera acknowledged meeting notice was provided to homeowners in accordance with Florida Statutes.

Minutes of Prior Meeting:

A motion was made to approve and waive the readings of the December 6, 2006 minutes. The motion was seconded and passed unanimously.

Opening Remarks John Luvera opened the meeting by selecting the volunteers delegated to the counting of the ballots and proxies. John introduced Jason Mikes, HOA Attorney, from Quarles and Brady Law Offices.

Presentation by Engle Homes

John introduced Jay Coughlin, VP of Engle Homes. Jay provided a handout and explanation of his plan to correct the current drainage problem. Jay also reported that the turnover audit was completed and that he was preparing to send a check of more than \$28,000 along with a copy of the audit to the HOA Board. The audit was conducted by an independent auditor.

Year End Treasurer Report: George Boyer provided copies of and discussed the State of the Budget Report through December 2006. For the year, income exceeded expenses by \$59,864 which will be rolled over into next year. Overall the community financial results were better than expected and that we are glad that homeowner dues for 2007 will be slightly lower than 2006.

Hurricane Committee: John Chancellor, Chairman of the hurricane committee thanked the members of this committee by name. He mentioned that his committee recommended and the Board approved the purchase of hurricane storm shutters that could be installed on all of the windows and doors of the clubhouse for the 2007 season. The shutters are currently on order and will arrive in a few weeks. The Committee states that it plans to keep homeowners informed of all developments regarding this issue.

Clubhouse Committee: Jeff Holiman recognized and thanked all committee members. He acknowledged the many events that the committee held in the past year. He gave special mention to the recent Holiday Party and the work that the committee did trying to develop a clearer set of Deer Lake Homeowners Association Clubhouse Rules and Regulations.

Landscaping Committee: Donna Cressman recognized and thanked all of committee members. She explained that the committee met monthly and conducted neighborhood walks with FPS and our Landscape contractor CLA to spot problem areas and to respond to homeowner concerns. Donna mentioned that homeowners can pick up copies of books at the clubhouse that are guides to Florida gardening including what types of plants grow well and plants to avoid in the community. The committee also stated that they have been involved in planting seasonal flowers at the clubhouse and around the common areas of the community and plan to continue this work into 2007. Donna also mentioned that if people are interested in volunteering on the Landscape committee they should contact her.

ARB Committee Board: Viki Maier opened by stating that the committee meets about once a month and currently has three members and two members at large who serve as back up when there is an absence. Viki also recognized the ARB volunteer committee members. The Committee stated that it is currently looking to fill one open member at large seat. She briefly summarized the rules that should be followed for filling out an application to submit to the ARB approval prior to making a change to a home exterior.

Neighborhood Watch Program: Marvin Reese stated that the committee has been in contact with local law enforcement agencies and are trying to make everyone aware of what they can do to improve the safety of their homes while they are away. Marvin mentioned that the committee is looking for homeowners to volunteer for the program.

Question Put to Homeowners Regarding Contracting for a Formal Audit:

John Luvera stated that homeowners would be asked to vote by show of hands regarding the Association's option of having a formal audit done of the Deer Lake Homeowners Association finances for the past year. This audit would be expected to cost the community about \$5,000 to \$6,000 to complete. By a show of hands, the great majority of homeowners voted in favor of NOT having an audit done. Three votes opposed the motion.

Thanks: John Luvera expressed thanks to all members previously serving on the board in 2006. He also mentioned that he saw fewer non-compliance with the rules problems and as a result few violation letters have been sent out. John Luvera extended congratulations to those who will be new Board Members.

RECESS: A brief recess was called so the ballots could be tallied and certified.

RESULTS OF VOTE CAST Vote results were read by highest votes received:

First, Jeff Holiman has been elected for a three year term.

Second, Rob Cooper has been elected for a three year term.

Third, Bob Golden has been elected for a two year term.

Vote to rollover excess Association funds at end of year to the operating account PASSED

ADJOURNMENT

With no further business to discuss, John Luvera made a motion to adjourn the meeting, seconded by Ed Zeglarski, passing unanimously.