

CASA DEL LAGO
BOARD OF DIRECTORS MEETING
March 1, 2007

The Board of Directors meeting of Deer Lake Homeowners Association, Inc. (a.k.a. Casa Del Lago) was held on March 1, 2007 at the Casa Del Lago clubhouse.

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

In attendance by invitation of the Board: Bob Gelles, Schoo Management.

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 the Board of Directors Meeting of February 24, 2007. The motion was seconded by Ed Zeglarski 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 new management company for the Association. Schoo Management was hired effective March 1, 2007.

Remarks by Bob Gelles, Schoo Management: Bob Gelles thanked the Board and the Association for the opportunity to be the management company for the Association. Bob stated that he would send an introduction letter to all residents of the Association, which letter would provide the residents with contact and other relevant information for Schoo Management. A sample of the letter was circulated among the residents in attendance at the meeting.

General Discussions About New Management. A discussion was had among the Board and Bob Gelles regarding the process for Bob Gelles to coordinate the transfer of all management files and bank accounts from Family Property Services to Schoo Management. Bob Gelles confirmed that he would be responsible for coordinating the transfer of management files and bank accounts from Family Property Services to Schoo Management. A further discussion was had regarding the need for Schoo Management to

coordinate the April 1, 2007 quarterly fee payment due from residents. Bob Gelles confirmed that he would send a letter to all residents regarding the April 1, 2007 assessment payment and where to make the payment.

OLD BUSINESS:

Storm Water Management Update: Rob Cooper provided the Board with an update regarding the storm water management system for the Association. Rob Cooper and George Boyer had several conversations with Martin Pickney, the Association's engineer, regarding the status of his review of the storm water management system, specifically the flooding issue. As of the time of the meeting, Mr. Pickney had not completed his review or report. The delay was attributed to (1) a sudden personal/family issue that Mr. Pickney had to address last week, and (2) the fact that Mr. Pickney was not in possession of certain relevant information regarding the storm water management system and the flooding. Rob Cooper will provide Mr. Pickney with the relevant information.

A discussion among the members of the Board was had regarding the next step with Mr. Pickney. The Board agreed that Rob Cooper and George Boyer should have a telephone call with Mr. Pickney to determine whether Mr. Pickney is capable of timely performance of the engineering services requested by the Board. If Rob Cooper and George Boyer determine that Mr. Pickney is not capable of timely performance of the engineering services, then the Board will consider termination of Mr. Pickney.

Irrigation Permit Update: Rob Cooper provided the Board with an update regarding the status of the new irrigation permit for the Association. Rob Cooper contacted SFWMD for a status update, but had not received a response as of the time of the meeting. Rob Cooper will continue his efforts to obtain an update. George Boyer stated that Engle Homes was continuing its efforts to secure the necessary information and data to submit to SFWMD for the new irrigation permit for the Association.

Engle Homes Audit Update: George Boyer provided the Board with an update regarding the Engle Homes audit. George Boyer requested that the CPA for School Management review certain financial payments that the Board believes should be reimbursed by Engle Homes to the Association. Some of the items for review include: missing capital contributions (23 homes or \$11,500.00), clubhouse security system (\$15,959.00) installed in 2005 but paid in 2006 (post turnover), 2005 storm damage to the community paid in 2006 (post turnover), an outstanding payment due from Touse, parent company of Engle Homes, among others. After the CPA provides his recommendation, George Boyer will update the Board.

Front Entry Gates Hours of Operations Update: Jeff Holiman opened the discussion by informing the Board that he was working with Bob Golden to secure community input on the front entry gates operations. Jeff Holiman indicated that he had also gathered some information on the cost of swing-arms for the gates. Swing-Arms for the gates prevent a second vehicle from entering when the gates are opened for the first vehicle. Bob Gelles

) indicated that he would assist Jeff Holliman and Bob Golden in gathering information to make a recommendation to the Board regarding front entry gate hours of operation.

A discussion was had among the Board and residents in attendance regarding the gates, including a discussion regarding the loss of roadway with the widening of Six Mile Cypress and its potential impact on vehicles that cannot enter the Association and have to turn around and securing resident input regarding the gates via a questionnaire/poll to assist the Board in making a decision about gate operations.

Bob Golden updated the Board regarding a camera system for the gates. The system would need to be able to record the license plate of vehicles entering and exiting the gates. If a gate is damaged, the Association would be able to identify the responsible party via the license plate. Bob Golden will secure additional information and pricing for a camera system.

Clubhouse Lighting Update: Bob Golden is continuing to work with a contractor to secure an estimate for the installation of the new light pole in front of the clubhouse. As of the time of this meeting, Bob Golden has not secured a cost estimate for the light pole. He will continue working to secure a price quote for the light pole.

) Rob Cooper addressed the Board and presented a letter of deficiencies at turn-over from the Board to Jay Coughlin, dated May 7, 2006, in which the Board informed Jay Coughlin that in a Board meeting in 2005, Jay Coughlin agreed to install a light pole at the clubhouse. Rob Cooper requested that the Board review the May 7, 2006 letter to determine if Engle Homes had completed all items listed.

Engineering Study for Association (Excluding Storm Water System): George Boyer opened by suggesting that the Association hire an engineer to review the structures and other infrastructure of the Association (in addition to Mr. Pickney who is limited to reviewing the storm water management / flooding). The role of the new engineer would be to review the structures and other infrastructure of the Association and to advise the Board on repairs that should have been made by Engle Homes as part of the turn-over of the Association. Rob Cooper agreed to make a detailed list of the structures and other infrastructure, which list would form the basis of the scope of work for the engineer. Rob Cooper will work with Bob Gelles on securing the names of engineers.

) Front Entry Code/Access System: A resident in attendance asked a question about whether the Board had considered improving the front entry code/access system. A discussion was had regarding whether the current front entry code/access system is adequate for our community. Bob Golden will look into whether the front entry code/access system is adequate for the community and Bob will also secure quotes to improve the front entry code/access system. Bob Golden will work with Bob Gelles.

NEW BUSINESS:

New Members of Committees: Bob Golden provided a summary of his efforts to identify residents to join various committees of the Association. Bob is still looking for volunteers and will continue his efforts.

Hearing Committee Members: Susan Hosfeld, Rob Carr and Arlene Richards were identified by Bob Golden as potential candidates for membership on the Hearing Committee. A motion was made by Bob Golden to appoint Susan Hosfeld, Rob Carr and Arlene Richards to the Hearing Committee. The motion was seconded by Rob Cooper and it passed unanimously.

Homeowner Violations /ARB Guidance. Bob Golden opened the discussion by providing the Board with a list of homeowners that may be in violation of various provisions of the governing documents for the Association. The list of homeowners and the violations were provided to Bob Gelles, Schoo Management. Bob Gelles, Schoo Management will address the violations with the homeowners.

Bob Golden then informed the Board that a few homeowners have completed improvements to their homes prior to receiving official approval from the ARB (ARB forms were submitted, but the official approval for the improvement had not been granted at the time the work was completed). The ARB is looking for guidance from the Board on how to handle this issue in the future. A discussion was had by the Board about a need for the Board to enforce the rules of the Association. Bob Gelles, Schoo Management, provided some insight on how to handle this type of situation. The Board provided the following guidance: The ARB should review and approve or deny the ARB application in the ordinary course. However, if the ARB notes the work was completed prior to the official ARB approval, then the ARB should inform the Board and the Board will decide whether to send the homeowner a notice of non-compliance with the governing documents or refer the homeowner to the Hearing Committee for payment of a fine.

The ARB Chairperson (Elaine Toole) answered several questions regarding ARB procedures from the Board and residents in attendance at the meeting.

Filling Vacancies for Committees. A discussion was had about locating volunteers for various committees, including the clubhouse committee. All interested volunteers should be referred to Bob Golden. Bob Golden will update the Board on the status of locating committee members at the next meeting.

QUESTIONS FROM RESIDENTS: The Board responded to a few questions from the residents in attendance regarding homeowners in violation of the governing documents. Ed Zeglarski suggested that if violations or other concerns are noted by residents, residents should contact a member of the Board (via email or phone).

ADJOURNMENT: At 8:45 P.M. Rob Cooper made a motion to adjourn the meeting. George Boyer seconded the motion and it passed unanimously.