

DEER RUN HOA 7A – B, MAY 13th MEETING

Board Members Present: Debbie Mills, Marti Ryals, Cynthia Greenwald, Betty Spangler

Guests Present: Mary McCarthy, Marcia Diebler

Meeting called to order at 7:32 pm. Minutes were read by Debbie Mills in the absence of Dianne Lett, President and Margaret Chryplewicz, Vice President. A motion was made, seconded and the minutes were approved, with corrections.

Treasurer's Report:

Beginning Balance was \$13,485.29. Income: Assessment fees, \$140.98. Expenses: 2-Months' landscaping fee (March and April), \$400.00; Miscellaneous expenses, \$82.74. Ending Balance is \$13,143.53 with all bills paid. Expenses are included in the budget and have been approved.

Debbie Mills, Treasurer, was unable to report on total revitalization expenses at this meeting, pending receipt of retainer fees from the attorney who handled the revitalization. She will have a complete report at the June meeting.

Old Business:

The HOA previously approved to pay for lawn maintenance at 1231 Bridlebrook Drive which is vacant property for sale where neither the homeowner nor the real estate listing agent were taking care of the yard. Services to be performed two times per month. Debbie Mills reported she has composed a letter to the homeowner and the real estate agent, Keller-Williams, relating that the HOA was forced to take this action to maintain the property in compliance with the Covenants. The letter states that all costs will be applied to the current lien balance. Upon review and approval of Dianne Lett, HOA President, the letter will be mailed.

Cynthia Greenwald has distributed five "goody bags" to new residents at The Terraces since the last meeting.

1345 Bridlebrook is a rental. Cynthia to provide Debbie with the current address of the actual owner if it can be obtained by the renters. The owner's forwarding address has expired.

New Business:

Debbie Mills reported that she has composed a letter to the homeowner of 1397 Bridlebrook Drive which is rented property. The letter states that the property is unsightly with building materials on display in the front of the home for over 30 days, emphasizing that this is not in compliance with the Covenants. Upon review and approval of Dianne Lett, the letter will be mailed.

1416 Bridlebrook Drive reported damage on The Terraces' wall along Eagle Circle. Debbie Mills stated that from viewing a photo, it appeared that the damage may have occurred from the homeowner's side of the wall. It was agreed that several HOA Board members view the site and assess the damage to determine who is responsible for the repair.

1416 Bridlebrook would like to install three 8-foot fence panels for privacy due to unsightly appearance of their neighbor's property at 1420 Bridlebrook. Marti Ryals will inform the homeowner that the fence installation did not require HOA Board approval; however, a building permit from Seminole County would be required. Also, this homeowner may consider calling Code Enforcement to report the condition of the property at 1420 Bridlebrook.

There is currently a vacancy on the Board for Secretary. The Board is extremely grateful that Mary McCarthy has agreed to accept this responsibility. The Board voted and unanimously approved Mary McCarthy as Secretary. Her duties will commence at the next Board meeting on Tuesday, June 10th. Mary is Information Technology savvy and may help the Board in communicating information via the website and possibly on Facebook.

Ernest Hesse at 336 Copperstone has requested a payment schedule to satisfy his lien for delinquent dues for the purpose of expediting the financing of his home. Debbie Mills will contact him as his mortgage company is going to work with him in refinancing.

Yard of the Month:

May 2014 award was given to David and Lynn Hollenbach at 332 Copperstone Circle.

Crime Watch:

No Report

POA:

In Dianne Lett's absence, there was No Report

Violations Report:

No Report

Other:

Betty Spangler requested input for articles for the Newsletter.

Debbie Mills reported on percentage of renters at The Terraces: Of 163 homes, 34 are rentals.

Two Generations Lawn Care maintains the entrance landscapes. Cynthia Greenwald has volunteered to weed this area four times a year and spread mulch. Cost of mulch is paid by Two Generations; however, it is the HOA's responsibility to spread the mulch. Cynthia will contact Two Generations to find out when it will be delivered.

Meeting Adjourned: 8:11 pm.

Next meeting: Tuesday, June 10th

Respectfully reported,

Betty Spangler, Acting Secretary