

## DEER RUN HOA 7A – Board Meeting

Tuesday, September 8, 2015

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

Guests Present: Gene DeFelice, Sheri DeFelice, Sima Levy, Jerry Levy, Bill Fulfaro, Susan Hill, Tom Weaver, Margaret Chryplewicz, Adam Fatka, Kathleen Neylon, Daniel Carbonel, Gerolyne Carbonel

### CRIME WATCH PROGRAM

Presented by Deputy Sheriff Will Stone, Neighborhood Resource Services, Public Affairs Division.

Deputy D Dinnen and Sergeant Mark Stanley later joined meeting.

- Trends:

No huge trends to report.

Emphasis on locking car doors while in driveways. Majority of reported burglaries are from cars. Usually kids “car hopping”. A few instances reported recently in area. Often garage door openers and keys are left in cars.

Usually crimes are not “forced entries” and usually take place in daytime. No “super scary” instances recently.

- Neighborhood Watch:

Seminole County is revamping Neighborhood Watch program. Seminole County Sheriff’s Department is happy to give HOA’s support.

Once Neighborhood Watch is organized, Seminole County comes out for first two meetings so deputies can familiarize themselves with communities and HOA’s. Meetings are usually separate from HOA meetings.

Deputies are assigned to an area or zone. 12-hr shifts for 2 nights and 2 days. There are 35 zones in Seminole County and 7 police departments. 4 deputies are assigned to our area.

- “Nextdoor.com”:

Provides communication 24 hours a day.

It is the future of Neighborhood Watch.

“Nextdoor.com” is legitimate. In order to sign on, a verification process is required to prove residency in the neighborhood. Seminole County communicates with communities through this media, distributing crime activity and messages of interest.

- Miscellaneous

Citizens are encouraged to call the Seminole County Sheriff’s Department to report suspicious behavior, no matter how small the circumstances.

Reverse 911 for cell phones. Not available. Deputy Stone will follow up and get back with HOA.

There are current vacancies in Sheriff's Department, mostly due to retirement.

2 helicopters are assigned to area for various reasons.

Phone # to report non-emergency issues: (407) 665-6650.

2 investigators (specialists) are assigned to Elder Services.

- Meeting was called to order at 8:13 pm
- Minutes of June 9, 2015 meeting were read and accepted.
- Treasurer's Report:

Debbie Mills, Treasurer, reported: Beginning Balance in June of \$19,680.82. Expenses for June - \$413.67 and July - \$1,921.18 (included were annual insurance and repair to irrigation system). Ending Balance of \$17,117.41 Debbie stated that all bills were paid.

Debbie reported that the expenses for the irrigation system, including timer, were for repairs. System has not been checked for several years. She suggested a commitment to have maintenance performed twice a year. Debbie will follow up on amount. Tim Adams weeds the area quarterly.

**BOARD APPROVED expenditure to maintain irrigation system twice yearly.**

- Old Business:

Collection of past-due assessment for 1240 Bridlebrook. Debbie Mills reported that if there is no satisfaction of payment after lien was filed in July, issue will be given to attorney for follow-up.

- New Business:

Dianne Lett announced the resignation of Mary McCarthy as Secretary. A plea was made to guests present to fill this position in lieu of hiring a management company which would increase annual assessment of each homeowner from current \$95 per year to anywhere from \$300 to \$500 per year. Obligation would be to attend 10 meetings per year at ½ to 1 hour per meeting and record action of Board. It is not legal under By Laws that volunteers on the Board be paid for their services. Sima Levy volunteered to fill the position of Secretary. Cynthia Greenwald will follow up with Sima.

Also, Marti Ryals will be resigning as the Awards Committee Chair effective December 31, 2015. The Board will be actively recruiting someone to volunteer this position as well.

- POA:

Dianne Lett reported on her attendance on recent POA meeting. She stated that Pinetree Village was not under umbrella of our POA. Only associations having water features are in POA. Currently there are 11 HOA's in Deer Run in the POA. POA has 5 Board members. Of The Terraces' \$95 annual assessment, approximately \$40 goes to POA to cover cost of maintaining common area. POA does not financially help The Terraces. Debbie Mills questioned their responsibilities in helping us collect assessments. Dianne Letter to follow up at next POA meeting.

- Awards Committee: Marti Ryals

July: 472 Copperstone, Pete and Denise Konter

August: 1260 Bridlebrook - John and Judy Edwards

September: 353 Copperstone - William and Teri Stewart

- Violations Committee: Cynthia Greenwald

Violations for July and August:

Bridlebrook: 1240, 1243, 1248, 1346

Copperstone: 312, 316, 345, 364, 392, 393

- Architecture Committee: Cynthia Greenwald

Cynthia delivered Hospitality Packets to: Bridlebrook: 1248, 1259, 1342, 1453

The following were approved for paint colors: 1346 Bridlebrook; 404 Copperstone

- Other Business:

Neighbors at 360 and 368 Copperstone reported that renters at 364 Coppestone are not abiding by covenants. Yard is not maintained, fence is in disrepair and garbage is not being taken to the street for pick up. Because yard is unkempt, it has resulted in infestation of mosquitoes and snakes. Renter has been spoken to by neighbors and neighbors have also contacted owner with no result. HOA Board made a commitment to follow up which could result in potential lien on property or involvement by attorney. Cynthia Greenwald will obtain contact information for follow-up.

- Meeting Adjourned: 8:58 pm.

- Next meeting: October 13, 2015.

Respectfully reported,

Betty Spangler, Acting Secretary