

DEER RUN HOA 7A – Board Meeting

Tuesday, November 10, 2015

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

Guests Present: None

- Meeting was called to order at 7:35 pm.
- Minutes of October 13, 2015 meeting were approved.
- Treasurer's Report:

Debbie Mills, Treasurer, reported: Beginning Balance for October 1, 2015 was \$17,034.11. Expenses for October totaled \$681.52. Ending Balance for October 31, 2015 was \$16,352.59. Debbie stated that all bills were paid.

- Old Business:
 - Debbie Mills, Cynthia Greenwald and Betty Spangler met with attorney Anthony Gonzalez on November 9, 2015, regarding delinquent assessments on 1240 Bridlebrook and miscellaneous HOA issues: Mr. Gonzalez will draft a strong letter to Cheryl Cox to collect past due assessments of \$416.00, interest fees and costs totaling \$1,815.05, in addition he will request payment of 2016 assessment for \$95.00. Cost of attorney is \$256.87.
 - Debbie Mills stated that Sundew Irrigation Systems, Inc. submitted a proposal an annual maintenance contract for \$220.00 per year for two visits. Additional costs for sprinkler heads if needed would be \$25.00 and repair would be at a cost of \$60.00 per hour.
BOARD APPROVED expenditure of \$220.00 per year for sprinkler maintenance contract with Sundew Irrigation Systems, Inc. Service to commence on December 1, 2015.
 - Debbie Mills contacted Mary McCarthy both by phone and email to recover any documents pertaining to the position of Secretary of The Terraces' HOA. To date she has not received a response.
 - Betty Spangler contacted Tim Bunyon who is currently storing holiday lighting decorations for front entrances. In order to purchase additional lighting it was agreed that it should match the existing. She will follow-up.
 - Debbie Mills verbally confirmed by phone that the fire truck from Station 27 will be available for the Holiday Party on Thursday, December 10, 2015. After several attempts with no response, Debbie talked directly to Station 27 who connected her with correct personnel. She is awaiting a confirmation email. Debbie will follow-up.
 - Dianne Lett has not yet contacted Seminole County and the POA regarding who is responsible for spraying for insects. She will follow-up.
 - Cynthia Greenwald stated that the violations file for 364 Copperstone is currently closed and thanked Debbie Mills for her efforts in resolving complaints by neighbors that yard was not maintained. Cynthia now has the documentation.

- New Business:

- Slate of Officers for 2016:

President: Dianne Lett has not been updated regarding change in work schedule. She will be on the ballot for President until further notification that she may have to resign.

Vice President: Katie Neylon potential candidate. Debbie Mills contacted Katie and Adam Fatka to encourage either to accept position. If Katie declines, Marti Ryals will be on the ballot as a voting member until a replacement is identified.

Treasurer: Debbie Mills will be on the ballot as Treasurer.

Secretary: Betty Spangler will be on the ballot as Secretary.

- Signs for Holiday Party and Holiday Lighting Contest: Katie Neylon did such a great job designing the Halloween signs, it was suggested that she also design sign for Santa's Arrival on Thursday, December 10, 2015 and the Lighting Contest on Saturday, December 19, 2015. Both events will be announced on one sign and production will be for 2 signs; one for each entrance. Debbie will contact Katie.

BOARD APPROVED expenditure for Katie Neylon to design signs to announce upcoming Santa Arrival and Lighting Contest. Information for both events will be on one sign. Two (2) signs will be produced, one for each entrance.

- Debbie Mills to contact Bernie to see if he can refurbish the 1st 2nd and 3rd award signs for the Holiday Lighting Contest.
- List of assignments for Holiday Party (Thursday, December 10th) was distributed and finalized.
- Confirm Judges for Holiday Lighting Contest (Saturday, December 19th): Due to the absence of several volunteers, the confirmation of judges for Lighting Contest was postponed until the December 8, 2015 meeting.
- Storage Units: Cynthia Greenwald researched potential storage units to house HOA materials such as archived documentation, signs, supplies and miscellaneous. After discussion it was determined that a 5 x 5 x 8 unit would more satisfactory. Cost of units varied depending on size. Cynthia Greenwald will execute agreement with Public Storage on SR 436 in Casselberry.

BOARD APPROVED expenditure of approximately \$48 per month, or approximately \$600.00 per year to rent a 5 x 5 x 8 storage unit. Per contract, Cynthia Greenwald will list on personal homeowners' insurance. HOA will provide lock. Inventory of unit will be maintained and published.

- POA: Dianne Lett

No report

- Awards Committee: Marti Ryals

No report

- Violations Committee: Cynthia Greenwald

Bridlebrook Drive: 1251, 1255, 1334, 1338, 1345, 1349, 1393, 1394, 1412, 1421, 1428, 1436, 1480
1484, 1492

- Architecture Committee: Cynthia Greenwald

Cynthia reported on a request and approval for construction of a wood deck at 360 Copperstone Circle.

Cynthia stated that she has distributed four (4) Hospitality Packets: 432 and 424 Copperstone Circle and 1456 and 1346 Bridlebrook Drive.

- Crime Watch:

No report

- Other Business:

- Dianne Lett reported large ant colonies at entrance wall between street and wall. Debbie Mills agreed to purchase ant poison.

- Meeting Adjourned: 8:20 pm.

- Next meeting: December 8, 2015.

Respectfully reported,

Betty Spangler, Secretary