

DEER RUN HOA 7A – Board Meeting

Tuesday, December 8, 2015

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

Guests Present: Sima Levy, Jerry Levy, Kathleen Neylon, Marcia Diebler

- Meeting was called to order at 7:33 pm.
- Minutes of November 10, 2015 meeting were approved as corrected.

- Treasurer's Report:

Debbie Mills, Treasurer, reported: Beginning Balance for November 1, 2015 was \$16,352.59. Expenses for November totaled \$212.42. Ending Balance for November 30, 2015 was \$16,140.17. Debbie stated that all bills were paid.

- Old Business:

- Debbie Mills reported that attorney Anthony Gonzalez sent a collection letter to Cheryl Cox, 1240 Bridlebrook Drive regarding delinquent assessments. To date, there has been no response. Debbie further reported that the attorney's fees for \$256.87 have been paid.
- Betty Spangler reported that the secretary documents have been retrieved from Mary McCarthy.
- Debbie Mills has been in contact with Station 27 to confirm that a fire truck will be available for the Holiday Party on Thursday, December 10, 2015 and is awaiting confirmation. Brad Frank has volunteered himself and his truck as a backup if the fire truck is not available.
- Dianne Lett has attempted to contact Seminole County regarding who is responsible for spraying for mosquitoes. She has had no response.
- Debbie Mills has purchased ant poison and has distributed it at the front entrance. She will obtain quote from pest control company to prevent future ant problems.
- Slate of Officers for 2016:

Debbie Mills read the names published on the ballot:

President	Dianne Lett
Vice President	Kathleen Neylon
Secretary	Betty Spangler
Treasurer	Debbie Mills
Awards	Sima Levy
Hospitality / Architecture	Cynthia Greenwald

Dianne Lett, President, stated that due to personal reasons she may have to resign from the HOA Board after the first of the year. Debbie Mills also stated that she might resign for personal reasons. If no one volunteers to fill these potential vacancies it will require the Board to contract with a management company. Dianne stated that our HOA is too small and that there is currently not enough money in the treasury to support this expense.

Dianne will research for additional management companies and gather information and quotes.

Discussion followed on a strategy to entice community members to volunteer to be on the Board. A suggestion was made to hold a special Board meeting where Dianne could share the information she gathered on what the actual cost would be to each homeowner to contract with a management company. Betty Spangler volunteered to produce announcements to distribute to each homeowner. In order to hold a special meeting, the HOA would have to arrange for availability and pay cost of using the Pine Tree Clubhouse. An alternative suggestion was to include a plea for volunteers at our Annual meeting in January. Because January is the annual meeting it was suggested that the subject be addressed at the February meeting. No resolution was made at this meeting.

- Judges for Holiday Lighting Contest, Saturday, December 19th: Marti Ryals, Debbie Mills, and Dianne Lett. Sima Levy has a prior commitment but will give her votes by proxy.

Debbie suggested giving Publix Supermarket gift cards in lieu of poinsettia plants for the 3 honorable mentions.

- Debbie Mills and Betty Spangler have purchased gift baskets for the Sheriff's Office and Fire Station 27. Debbie has personally invited Deputy William Stone who presented our Crime Watch program in September. He is unavailable but may send a representative.
- A big thank you was given to Katie Neylon for the beautiful signs she designed announcing the arrival of Santa this year.

- New Business:

- Debbie Mills stated that a resident living on the inside of the entrance wall has tossed their yard debris over the wall. Cost for clean-up was \$75.00. Debbie has sent a letter to the resident advising this is against the covenants and if it happens again, the cost will be borne by the homeowner.

- POA, Dianne Lett: No report; however, Diane plans to attend next week's meeting.

- Awards Committee, Marti Ryals: No report

- Violations Committee, Cynthia Greenwald

No new violations. Cynthia is following up on 3 of the 15 from last month. Cynthia stated the need for help with violations which can be an overwhelming, undesirable task. Several suggestions were made including a rotation of responsibility, developing an incentive approach or consideration of reimbursement. No resolution was made at this meeting.

- Architecture Committee, Cynthia Greenwald: No report

- Crime Watch: No report

- Other Business:
 - A suggestion was made to give Katie Neylon a gift card as a thank you for producing the signs for Santa's arrival.
 - **BOARD APPROVED expenditure of \$25.00 for purchase of a gift card for Katie Neylon for producing two signs for the annual Holiday Party.**
- Meeting Adjourned: 8:35 pm.
- Next meeting: January 12, 2016.

Respectfully reported,

Betty Spangler, Secretary