

## DEER RUN HOA 7A – Board Meeting

Tuesday, January 12, 2016

Board Members Present: Katie Neylon, Debbie Mills, Cynthia Greenwald, Sima Levy, Betty Spangler

Guests Present: Marti Ryals, Scott Zarnowski, Mira Aborn, Kieran Kiely, Sandy Ferris, Daniel Carbonel, Gerolyne Carbonel, Marcia Diebler

- Meeting was called to order by Debbie Mills at 7:31 pm.
- Minutes of December 8, 2015 meeting were approved as written.
- Treasurer's Report:

Debbie Mills, Treasurer, reported: Beginning Balance for December 1, 2015 was \$16,140.17. Deposits included 2016 Assessments of \$4,560.00 and Past Due Assessments of \$518.88. Expenses for December totaled \$8,038.93 which included the POA Assessment for \$6,520.00, Christmas Party expenses and misc. Ending Balance for December 31, 2015 was \$13,180.12.

Debbie reported that to date she had received assessment payments for 122 homes leaving 41 unpaid. She will follow up with phone calls. Homeowner at 1428 Bridlebrook passed away and the home is in foreclosure. She is waiting information from the bank.

- Old Business:
  - Debbie Mills reported that she spoke to attorney Anthony Gonzalez regarding the delinquent assessments for 1240 Bridlebrook Drive. To date Mr. Gonzalez has had no response to certified letters written to owner; however, there are still days remaining. Mr. Gonzalez does not recommend foreclosure. Debbie suggested this Issue be addressed at the February 9 meeting to determine how to proceed. Scott Zarnowski questioned the length of time for the delinquency and amount owed by the homeowner. Debbie related that the attorney requested \$1,256.10 in past assessments, \$95.00 for the current year and that the delinquency has been since 2011. She further stated that the attorney was contacted after the homeowner did not respond following many attempts by the HOA to settle, offering an incentive to pay only for past due assessments without accumulated interest.
  - Report on who is responsible for spraying for mosquitoes was tabled due to Dianne Lett's absence.
  - Report on information regarding contracting with a management company to handle homeowner association business due to potential vacancies on the Board was tabled due to Dianne Lett's absence.
  - Sima Levy announced the winners of the 2015 Holiday Lighting Contest:
    - 1st Place - 1436 Bridlebrook
    - 2nd Place - 1408 Bridlebrook
    - 3rd Place - 1296 Bridlebrook

Honorable Mentions: 360 Copperstone; 424 Copperstone; 1251 Bridlebrook

- Betty Spangler reported that HOA items have been stored in a storage unit and an inventory will be maintained. Items stored included Signs, Decorations, and archived HOA materials. Cynthia Greenwald will forward monthly invoice to Debbie Mills for payment. Scott Zarnowski questioned cost and was told the unit was 5' x 5' x 8' and the cost was approximately \$29.00 per month.
- Debbie Mills reported she received a quote from a pest control company to eliminate the ants at the front entrances. The quote was for \$550.00 per year which would include treatment of the common ground area twice a year. Scott Zarnowski suggested that several quotes be request for comparison. Debbie will research and report at the February 9, 2016 meeting.
- At the December 8 meeting, it was reported the HOA paid for cleanup of yard debris that was tossed over the entrance wall. Scott Zarnowski stated that if a situation like this happens again, he requested to be contacted first and he would volunteer to clean up debris and it note be a cost to the HOA.
- New Business:
  - Debbie Mills announced the names of the Slate of Officers and Committee Chairs for 2016:

President	Dianne Lett
Vice President	Kathleen Neylon
Secretary	Betty Spangler
Treasurer	Debbie Mills
Awards	Sima Levy
Hospitality / Architecture	Cynthia Greenwald
- POA:
  - In Dianne Lett's absence there was no POA report. Scott Zarnowski stated the importance of representation at POA meetings, especially since a large portion of our HOA budget is paid to the POA. Scott volunteered to be The Terraces' representative and will report at our HOA meeting or by email.
- Awards Committee: No report
- Violations Committee, Cynthia Greenwald
  - Cynthia reported that she would no longer be doing violations after the end of February. She volunteered to be available to train someone and offered suggestions for fulfilling this task. Kati Neylon stated that Greg Palinkas would be willing to assume this responsibility. Cynthia Greenwald will contact Greg to facilitate this transition.
  - Cynthia reported violations on Bridlebrook for January: 1284, 1334, 1346, 1349, 1397 and 1412. Three owners who were not renters have responded.

- Architecture Committee, Cynthia Greenwald:
  - Hospitality: Cynthia distributed one packet to 436 Copperstone.
  - Architecture: 1247 Bridlebrook and 1275 Bridlebrook requested approval for paint colors. Cynthia reported that both were neutral colors, and approved.
- Crime Watch: No report
- Other Business:
  - Scott Zarnowski stated that the fire truck that carried Santa for the Christmas party did not drive through the cul-de-sac and several children living in that section were disappointed. Debbie Mills stated that she would make sure that didn't happen next year.
  - Marti Ryals stated that parents of students attending Sterling Park Elementary School continue to infringe on the residents' entrances of The Terraces. This has been an ongoing problem. A suggestion was made to contact Seminole County's Sheriff's office; however, they have to be there to observe for themselves. Another suggestion was made to request that Seminole County relocate the bus stop which is located on Eagle Circle at the Fallen Palm entrance.
- Meeting Adjourned: 8:04 pm.
- Next meeting: February 9, 2016.

Respectfully reported,

Betty Spangler, Secretary