

DEER RUN HOA 7A – Board Meeting

Tuesday, September 13, 2016

Board Members / Committee Chairs present: Dianne Lett, Katie Neylon, Cynthia Greenwald, Betty Spangler and Sima Levy.

Guests Present: Margaret Chryplewicz, Jerry Levy, Marcia Diebler, Daniel Carbonel, Gerolyne Bronte, Eli Blachstein and Celia Linton.

Meeting was called to order by Dianne Lett, President, at 7:33 p.m.

Minutes of the June 14, 2016 meeting were approved as written.

Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning Balance for August, 2016 was \$19,040.10. There were no deposits. Expenses for August totaled \$292.71. There were no unusual expenses for the month. Ending Balance for August, 2016 was \$18,747.39 with all bills paid.
- Betty reported that to date there are 3 outstanding assessments.

Old Business:

- Betty Spangler reported that there is no new information on the broken fence of Oak Hurst Reserve. She had contacted Lorie Fulkes who had previously stated that the HOA was working on a permanent solution. Betty will attempt to get a further update.
- Betty Spangler has no updates on comparative pricing for our public storage. The price has increased by around \$5.00 a month. **The Board approved to maintain our current contract.** Renewal time is a year away. Prior to that, Betty will obtain more comps.
- The resident living at 1440 Bridlebrook Dr. has died. No one has taken care of the grass. Betty Spangler has followed up with Wells Fargo and is in process of determining if the HOA needs to get Tim Adams to cut the grass or if Wells Fargo will take care of internally.
- Our Annual Christmas Party will take place on December 13th in lieu of our regular HOA meeting. The Fire Department has been contacted and has agreed to make its drive through the neighborhood with Debbie Mills' son being Santa. We will have drinks and goodies, prepared by the Board, set up between 1324 and 1328 Bridlebrook Dr.
- We now have 17 members who have joined The Terraces' Facebook page, with more requesting to be added every day. Forms, newsletters, Minutes, Covenants and By-Laws will be updated accordingly.

New Business:

- Dianne Lett has some more supplies for our storage unit.
- It was determined that the next meeting might include a program along with refreshments provided by the HOA Board. Margaret Chryplewicz suggested having a meeting regarding a program that she is now involved with, Citizens on Patrol (COP), a 16-week program with training provided by law enforcement. Other residents might be interested in being a part of this and this could draw more people to the meeting. Margaret will contact the Sheriff's Office to see if they could be available to give a presentation at our next meeting on October 11th. **The Board approved to have a meeting of this nature and to spend a maximum amount of**

\$50 for pizza. Board members will provide other food items such as soft drinks, ice, fruit, etc. Once confirmed, the meeting would be publicized amongst the residents.

- Saturday, October 8th is the day of our Annual Garage Sale with the following Saturday, October 15th as a back up day if there is rain. Betty Spangler will put up the banners by the entrances on Sunday, October 2nd. Katie Neylon will put up the signs on October 7th. Daniel Carbonel has agreed to update the Facebook page and Craig's List with reminders. Eli Blachstein will update NextDoor. Daniel has also agreed to become one of the administrators of the Facebook page.
- There have been several attempts made by a couple of men ransacking unlocked cars within the neighborhood. This has been occurring within several areas of Deer Run. Re an issue at 360 Copperstone, it was reported that someone had gone through the contents of a car in their driveway. Nothing was stolen. It was agreed that cautionary notes would be added to Facebook and NextDoor.
- Betty Spangler will contact Tim Adams to cut back the bushes obscuring The Terraces sign. Dianne will contact Duke Energy to possibly put up a streetlight by the entrance. Installation of solar lights was also discussed.
- Betty Spangler suggested that if a resident/owner received a 2nd violation for lawn maintenance (grass cut, lawn edged, beds weeded) and the lawn is not attended to by the time allotted, Tim Adams would be contacted to cut the grass, etc. Tim would be reimbursed by the HOA immediately. The violator would be sent a letter by the Treasurer requesting that the fee for the lawn maintenance be paid within 15 days. If the fee is not paid within 15 days, the HOA has the ability to place a lien on the house (the fee for the lien is \$200 and that would also then be due by the resident/owner). Further, if the lack of lawn maintenance occurs again, the resident/owner will be fined an additional \$10. **The Board approved this action as being appropriate.**
- Betty Spangler handed out the yellow form that can be given to drivers who stand/park on Dasher Green illegally.
- Discussion took place regarding the alligator by the golf course retention pond. If one is seen, animal control needs to be contacted.

POA: No report. Scott Zarnowski was not in attendance.

Awards Committee: Sima Levy reported 461 Copperstone (Tina and Ryan Turner) as September Yard of the Month.

Hospitality Committee: Sima Levy reported 1248 Bridlebrook Dr. receiving a hospitality packet.

Violations Committee: Greg Palinkas was not in attendance.

Architecture Committee: Cynthia Greenwald reported that there were no requests made for architectural changes.

Other Business: Margaret Chryplewicz has agreed to continue distributing Jackie Vonesh's route of the newsletter until Jackie is fully recovered.

Meeting was adjourned at 8:24 p.m.

Next meeting scheduled for Tuesday, October 11, 2016.

Respectfully reported,

Cynthia Greenwald, Secretary