

DEER RUN HOA 7A – Board Meeting

Tuesday, October 11, 2016

Board Members / Committee Chairs present: Katie Neylon, Betty Spangler and Cynthia Greenwald

Guests Present: Debbie Mills, Adam Fatka and Marcia Diebler

Meeting was called to order by Katie Neylon at 7:31 p.m.

Minutes of the September 13th meeting were approved as written.

Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning Balance for September, 2016 was \$18,747.39. There were no deposits. Expenses for September totaled \$320.17. There were no unusual expenses for the month. Ending Balance for September, 2016 was \$18,427.22 with all bills paid.
- Betty reported that to date there are 3 outstanding assessments.

Old Business:

- Betty Spangler reported that there is no update on the gap in the broken fence of Oak Hurst Reserve. She did reach out to Lorie Fulkes again but got no response. She will continue to persevere.
- Regarding the tall grass at 1440 Bridlebrook Dr., Betty did reach out to Tim Adams and arranged for him to cut the grass accordingly. He will bill the HOA and will be paid promptly. In the meantime, we will continue to determine who will be reimbursing the HOA funds and arrange for future yard maintenance. Cynthia Greenwald has left a message with National Cremation and Burial Society in Oviedo to ascertain more information on the responsible party(ies) of the estate of the deceased.
- Betty Spangler contacted Wells Fargo in reference to 1428 Bridlebrook Dr. and discussed the condition of the property due to the death of the resident. Wells Fargo has accepted responsibility for maintaining the property and has arranged for continued lawn cutting/trimming.
- Last meeting it was determined that the community might be interested in attending a presentation by local law enforcement re Citizens on Patrol and schedule it as a meeting for October or November. Cynthia Greenwald contacted Lieutenant McDaniel who has agreed to coordinate such a presentation, but instead of Citizens on Patrol, it would be on the Community Law Enforcement Academy. It was determined that it would be better if we scheduled this to take place at either our February or March meeting, thereby giving the Board the necessary time to discuss important end-of-year matters, especially since there will be no December HOA meeting. It will also allow for flyers (that Katie Neylon volunteered to create) to be printed to advertise the event, plan for the food and drink and have the information in the December newsletter.
- Debbie Mills has already talked to the Seminole County Fire Department in arranging for the annual Christmas party. Since some of the Board members were not in attendance at this meeting, we will discuss specifics as to who makes what for the party at our November 8th meeting. Katie Neylon will come up with an interesting flyer for advertising. We will also discuss getting volunteers to distribute the flyers.

New Business:

- Betty Spangler proposed that the 2017 Annual Assessment remain \$95.00 per homeowner. **Board approved the 2017 Annual HOA Assessment remain at \$95.00 per homeowner.** Notices will go out to each homeowner on December 1st.
- Re the RV at 316 Copperstone Cir., a letter was sent to the homeowners that per Section 14 of the Covenants, it was parked illegally and needed to be removed from the property. Debbie Mills also talked to the homeowners. The resident is a disabled veteran and for medical reasons it was helpful to have the RV. However, he was unaware of the Covenants and would make every effort to get his money back for the expenditure. He asked for an extension and for a letter that he could take back to the dealer. The RV is no longer parked in the driveway.
- Discussion took place about having a Halloween decoration contest in a future year.
- Debbie Mills has offered to return to the Board as her personal circumstances have changed, allowing her to be more involved. Betty Spangler will see if Dianne Lett would be desirous of letting her place as President be turned over to Debbie since she has extenuating circumstances in her life that don't allow her any extra time. If Dianne responds affirmatively, Betty will write a Resolution to be signed.
- We will continue our contract with SunDew Irrigation as the expenditure is very reasonable. They come out quarterly for a maintenance check for a cost of \$65.00 each time.
- NextDoor and our Facebook page will be updated advertising the Community Garage Sale this Saturday, October 15th. Daniel Carbonel will advertise on Craig's List.

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

Awards Committee: No report. Sima Levy was not in attendance.

Hospitality Committee: No report. Sima Levy was not in attendance.

Violations Committee: No report. Greg Palinkas was not in attendance.

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

Other Business: None

Meeting was adjourned at 8:01 p.m.

Next meeting scheduled for Tuesday, November 8, 2016.

Respectfully reported,

Cynthia Greenwald, Secretary