

## DEER RUN HOA 7A – Annual Board Meeting

Tuesday, January 9, 2018

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

Guests Present: Adam Fatka, Bill Fulfaro, Joann Clymer, Don Clymer, Fernando Gorria, Lorraine Watts, Faye Skiles, M. H. Clark, Luis Garia, Oji Sabet, Dianne Lett, Debra Denault, Christine Hager, Abby Allen and Marcia Diebler

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

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

### Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning Balance for December 1, 2017 was \$14,189.20. Income produced by assessment fees was \$9,275.00. Expenses for December totaled \$9,466.47. These expenses included the POA assessment fee payment of \$8,720.50. Ending Balance for December was \$13,997.73 with all bills paid.
- As of January 9, 2018, 122 assessments have been paid with 41 unpaid. Past due notices will be sent out by Betty around January 15, 2018.
- The summary of cash flow for the year 2017 shows an income of \$15,295.00 with 161 paid assessments; expenses of \$18,916.66; a deficit of \$3,621.66 (the cost of painting the outside wall was \$3,000.00).
- Many of the problems regarding the Deer Run POA are caused by issues with the cleaning of waterways within Deer Run with regard to dredging.

### Old Business:

- Katie Neylon discussed the immediate needs of the HOA being to determine a President to preside over the Board and in having a person(s) take over Violations since Margaret Chryplewicz is moving from the neighborhood and no longer involved. Cynthia discussed apathy being a major issue and that if residents wanted change, they needed to get involved.

### New Business:

- Discussion took place regarding hurricane damage to a tree at 1382 Bridlebrook Dr. The tree actually fell on the driveway of 1378 Bridlebrook. According to Florida law, responsibility lies with the resident of where the tree actually ended up and is therefore the sole responsibility of the owner of 1378 Bridlebrook for the clean up. Some of the debris has been picked up by Seminole County but the remainder, including very large (in circumference) stumps, is still on the driveway of that owner. Twice FEMA has been out to take care of the debris, but on both occasions that owner was unwilling to meet them (a necessity) and the issue remains, as a neighborhood, of potential rodents, snakes, etc. starting to live in the mess. The insurance company would have taken care of this clean up but owner never contacted them. We have no violations committee. However, Betty Spangler will give a violation notice to the resident. The owner of 1349 Bridlebrook may be willing to remove the wood at no charge. Abby Allen will contact Jim Owens (the owner) to see what can be done to facilitate this.
- Abby Allen brought to the attention an issue with Daniel Dunkirk, a young man living with his grandfather and mother at 1357 Bridlebrook. Kirby Hilton of SCSO is aware that Daniel is

selling drugs but to date has been unable to catch him in the act. Kirby says that Daniel walks through the land tract/easement beside his residence and does drug deals in front of 1279 Bridlebrook Dr. Abby did remind Daniel that he lived within 1,000 feet of a school, making this a felony. Abby has mounted a security camera on the easement side of her house and is in the process of mounting a motion light on the edge the fence at 1275 Bridlebrook with the owner's permission. Per Abby, the land is still officially owned by the initial owners of The Terraces. It needs to be transferred to The Terraces so that fences can be put on either side of the easement to make the drug deals more difficult to take place. Abby will work on the legal issues regarding the land tract and will get back with the Board. It was also suggested that if neighbors see an unusual number of parked cars for no obvious reason (i.e., a party, etc.) that neighbors call the Sheriff's office's non-emergency number 407-665-5100. The more residents that call requesting more patrol activity at night, the better the chance the activity will lessen. **This is not an issue for the HOA to resolve.**

- Discussion took place regarding disputes between neighbors. **This is not an issue for the HOA to resolve.**
- Discussion took place on whether the Board would need to be involved with fence panels being replaced. It is not necessary on matters of this nature. However, as a courtesy to neighbors, especially those with dogs, it would be best to let the neighbors know when this would take place.
- A question took place asking if the Board's authorization was necessary for tree removal (no) and for recommendations on this service along with ceiling texturing. It was recommended that they look at Nextdoor.com to look for potential vendors to take care of these issues.

**Awards Committee:** Christmas lighting contest awards were given to the following residents: 1<sup>st</sup> place (\$50 Publix gift certificate) 1361 Bridlebrook Dr.; 2<sup>nd</sup> place (\$35 Publix gift certificate) 436 Copperstone; 3<sup>rd</sup> place (\$25 Publix gift certificate) 380 Copperstone; honorable mentions (\$10 Publix gift certificate each) 308 Copperstone; 345 Copperstone; 424 Copperstone.

**Hospitality Committee:** Hospitality packets were given to the residents of 1408 Bridlebrook, 1429 Bridlebrook and 384 Copperstone.

**Violations Committee:** A violation was given to 1296 Bridlebrook Dr. for their dog being off leash.

**Architecture Committee:** none

**Other Business:** none

Meeting was adjourned at 8:36 p.m.

Next meeting is scheduled for Tuesday, February 13, 2018.

Respectfully submitted,

Cynthia Greenwald, Secretary