

**DEER RUN HOA 7A – Board Meeting**  
**Tuesday, January 10, 2017**

Board Members / Committee Chairs Present: Debbie Mills, President; Katie Neylon, Vice President; Cynthia Greenwald, Secretary; Betty Spangler, Treasurer; Margaret Chryplewicz, Awards

Guests Present: Brandon Judd, Marcia Diebler, Adam Fatka

Meeting was called to order by Debbie Mills, President, at 7:36 pm.

Minutes of the November 8, 2016 meeting were approved as written.

**Treasurer's Report:**

- Betty Spangler, Treasurer, reported: Beginning Balance for December 1, 2016 was \$17,016.29. A deposit of \$5,799.00 was made as a result of assessment fee payments. Expenses for December 2016 totaled \$752.25. Ending balance for December 2016 was \$22,063.04 with all bills paid.
- Re the annual assessment for 2017, the POA's annual invoice was increased by 25%. This is a result of an unexpected POA assessment increase of \$1,630.00 over 2016's assessment. In 2016, our HOA was responsible for a payment of \$6,520.00 (163 lots at \$40.00 each) to the POA. For 2017, without any warning, the amount owed the POA has increased to \$8,150.00 (163 lots at \$50.00 each). If all 163 homeowners pay their assessments, we will receive \$15,500.00 for 2016. We spent \$7,800.00 during 2016 for expenses. If, or when, we pay the POA invoice of \$8,150.00, this would put our financial status at a deficit for the year in the approximate amount of \$450.00. Our HOA Covenants only allow, at most, an increase of 5% per year. The POA has no such limits. Debbie Mills wrote a letter to the POA stating that payment would be withheld pending review by the HOA attorney. Debbie was in phone contact with our attorney, Anthony Gonzalez, and there is nothing we can legally do. Betty Spangler will become more involved with POA meetings.
- Re assessment fees received, 113 out of 163 have been paid leaving 50 unpaid at this time. She anticipates that there will be 4 unpaid assessments once the rest have been received.

**Old Business:**

- Santa's Visit and our Annual Christmas Party that took place Tuesday, December 13<sup>th</sup> went very well with the best turnout in many years.
- The Holiday Lighting Contest took place Saturday, December 17<sup>th</sup>. The judges made the following determinations: **1<sup>st</sup> place:** 401 Copperstone/Luis and Crucita Caraballo Ruiz; **2<sup>nd</sup> place:** 1312 Bridlebrook/Tim Bunyon; **3<sup>rd</sup> place:** 345 Copperstone/David and Beth Wilson. **Honorable Mentions** were given to 1405 Bridlebrook/Marti Ryals, 1361 Bridlebrook/Dana and Abby Allen, and 416 Copperstone/Sandra Gresham. There were more decorations this year than last and the decisions were difficult to make. There were some negative remarks made about the decisions. We will continue to allow residents to have prizes more than 1 year in a row with the exception of 1<sup>st</sup> place (wherein a resident cannot win again within a 3 year span).

**New Business:**

- All officers were confirmed for 2017: Debbie Mills/President; Katie Neylon/Vice-President; Cynthia Greenwald/Secretary; Betty Spangler/Treasurer; Greg Palinkas/Violations; and Margaret Chryplewicz/Awards. This confirmation was based upon 69% of proxy votes approving the nominations. (Quorum needs at least 62%.) 10 responses to the assessment fees did not include proxy information.
- The upcoming March 14, 2017 meeting is scheduled to take place with a presentation being given by Lt. Chad McDaniel of the Seminole County Community Law Enforcement Academy. Margaret Chryplewicz is a graduate of this academy. The program consists of classes once a week for 6 weeks and is free to Seminole County residents, giving tips on safety while shopping, places to park your car, etc. It is especially helpful regarding women and safety concerns. When on vacation, residents can contact Seminole County to provide police patrols twice a night to drive through the applicable neighborhood(s). Vaccinations are available for pets along with children's programs and a pantry is in place to ensure that no child is suffering from hunger. There is a law enforcement mini-station near the Planet Fitness. All of this information is taught at the Academy.
- Brandon Judd brought up his idea of a Community Outreach Program. As stated at a prior HOA meeting, he is willing to be the coordinator/liaison for the neighborhood. Cynthia Greenwald will put another posting in the March newsletter so that residents in need of help can contact Brandon at [brandonrjudd@gmail.com](mailto:brandonrjudd@gmail.com). The basic premise is to help those who are having a hard time with a way to help our neighbors. This would be a service outreach where residents would, confidentially, communicate their needs and residents desirous of helping others would then be connected by Brandon. Some scenarios of potential needs would be yard work needing to be done for an elderly person, baby alert (making casseroles for families with newborns), typing, home repairs, checking on seniors, etc. We had, in the past, a Sunshine Club. Another idea would be if a resident was getting fined for non-compliance with yard work, and they are not in a financial position of hiring someone (if ill), or they have a broken lawn mower, etc., Greg Palinkas could contact Brandon who could connect someone to help. Hopefully, when that resident is in a better position, they could pay it forward to help someone else.

**Awards:** not applicable at this time of the year.

**Violations:** Greg Palinkas not present to give report.

**Architecture:** 1460 Copperstone was approved for a paint color change per Debbie Mills.

**Hospitality:** nothing to report.

**Other Business:** none

Meeting was adjourned at 8:21 p.m.

Next meeting scheduled for Tuesday, February 14, 2017.

Respectfully reported,

Cynthia Greenwald/Secretary