

## DEER RUN HOA 7A – Board Meeting

Tuesday, February 13, 2018

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

Guests Present: Adam Fatka and Abby Allen

Meeting was called to order by Katie at 7:32 p.m.

Minutes of the January 19th meeting were approved as written.

### Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning Balance for January, 2018 was \$13,997.73. There were assessment fee deposits in the amount of \$9,280.00. Expenses for January totaled \$920.83. The landscaping amount was double because we were billed December, 2017 and January, 2018 on the same invoice. Ending Balance for January, 2018 was \$22,356.90 with all bills paid.
- 158 out of 163 homes have paid assessment fees.
- Betty reported that there will be liens filed on 3 properties: 1240 Bridlebrook (has had lien on house for 8 years), 1440 Bridlebrook (deceased with probate closure held up in the court system); 396 Copperstone (owned by Tricon American Homes with no response). Payment plans have been created for 1405 Bridlebrook and 437 Copperstone.

### Old Business:

- We continue to look for someone to fill the President's slot. Katie received a flyer from an HOA property management company. She will research. In the past, the size of our community has been too small to be considered. Obviously, if we did hire such a company, our annual fees would increase. We are a deed-restricted community and our Covenants restrict us to a maximum of 5% increase in annual HOA dues. We worked around that issue for 2018 by means of a special assessment. If necessary, should a property management company be involved, we would need to re-write the Covenants and hire our attorney to file changes with the State of Florida in order to be less restrictive in increases. Katie will check with our attorney to determine how much this would cost and advise.
- Discussion took place on delegating someone to be our POA representative since, at this time, we are without a President (this task is normally delegated to the President). Katie brainstormed on other cost-cutting possibilities. By not renting a room for our monthly meetings and just having an annual meeting, we could save \$300. The cost of renting a room at the Deer Run clubhouse would be \$50. If we did not have a website, we could also save another \$300.
- Cynthia suggested that Betty send to Michael a blurb on the responsibilities of President. There is a tendency to think that the position would be difficult and this might alleviate any concerns on the part of a potential volunteer. She will also provide information on what is involved by being a POA representative. Abby had a couple of people she thought would be good as a President (Gary and Susan?) and will check with them to see if there is any interest.
- The issue with the fallen tree at 1382 has been resolved. James Owen, one of the non-resident owners, arranged to pick it all up for his own use.
- The issue with alleged drug deals being made by Daniel Dunkirk at 1357 Bridlebrook can only be resolved by the SCSO. Abby Allen will be contacting Kirby Hilton again to see if he has

suggestions. However, the HOA is NOT interested in getting involved with having the land tract/easement property transferred over to us. There would be a cost involved with an attorney for the legalities and having fencing installed. This had been discussed at our last meeting as a potential deterrent for drug dealing. The only recourse we know of is to be aware and to call the non-emergency Sherriff's office number if there is unusual activity.

- It is the continuing goal of the HOA to have ALL residents plugged into either Nextdoor.com or our Facebook site. There will be a blurb in the March newsletter and Cynthia has included something on both sites. Cynthia also sent out 17 postcards for Nextdoor but has now run out of available cards within the system. She encouraged Adam and Katie to use any postcards that they might have available to send out more cards.
- There will be a blurb regarding the lottery drawing at each meeting to encourage a turnout of at least 5 visitors wherein a drawing will take place at the end of the meeting (minimum of 5 guests). Whoever wins will receive a \$10 Publix gift card.

**New Business:** none

**POA Report:** none

**Violations Committee:** no violations given out

**Architecture Committee:** 1292 and 1231 Bridlebrook on change in paint color; approved

**Hospitality Committee:** nothing to report

**Other Business:** none

Meeting was adjourned at 8:31 p.m.

Next meeting scheduled for Tuesday, March 13, 2018

Respectfully reported,

Cynthia Greenwald, Secretary