

DEER RUN HOA 7A – Board Meeting

Tuesday, February 14, 2017

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

Guests Present: Adam Fatka, Joann Clymer, Brandon Judd

Meeting was called to order by Debbie Mills at 7:30 p.m.

Minutes of the January 10th meeting were approved as written.

Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning Balance for January 1, 2017 was \$22,063.04. Deposits of assessment fees were made in the amount of \$7,406.00. Expenses for January totaled \$1,144.50. There were 2 unusual expenses for the month: \$300.00 for the annual clubhouse rental and \$350.00 for attorney fees regarding the POA covenants. Ending Balance for January, 2017 was \$28,324.54 with all bills paid except for the POA assessment fees.
- At the present moment the HOA is not paying the POA invoice amount of \$8,150.00. Evidently the POA has gotten flack from other Deer Run HOAs. We will warn homeowners that we anticipate a 5% allowable increase in HOA fees. Cynthia will include this in the newsletter. Betty will attend future POA meetings as The Terraces' representative.
- Betty reported that to date there are 8 outstanding assessments. Two of those involve deceased residents wherein probate is involved. We anticipate that 1 resident will continue to be delinquent and another lien will be placed upon that property. The other chronically delinquent resident has paid off all fees based upon a negotiated amount, forgoing the interest and penalty. They have paid the court filing fees and the lien will be removed from their property.

Old Business: This is reported under the Treasurer's Report as completely applicable to the current status of both HOA and POA assessment fees.

New Business:

- Our March 14, 2017 meeting will showcase Lt. Chad McDaniel of Seminole County Public Affairs Division who will be giving our residents information on the Law Enforcement Academy.
- The Board will be providing food and refreshments: Cynthia/Spinach dip; Debbie/brownies; Betty/drinks (Coke, Sprite and water); Katie/paper products (plates, napkins, cups); potentially Brandon Judd will be bringing orange rolls. Cynthia will get Margaret to bring chips and dip. This will need to be set up prior to the meeting, so Board members will need to be there early.
- Cynthia will include publicity on this in the newsletter. She will also create a flyer that can be distributed to each resident several days prior to March meeting.
- Cynthia brought to the Board's attention a resident who is dealing with throat cancer: Marvin Terry at 1263 Bridlebrook Dr. Debbie Mills will send a "get well" card to Marvin.
- Brandon Judd reminded the Board of the hoped-for volunteerism in our Community Outreach program. Cynthia will include this in the newsletter. Confidentiality and anonymity will be highlighted.
- Violations will no longer be included in NextDoor and Facebook. Information needs to be generic with no personal info included. Cynthia will need to go through all of the documents and change that which has been input.

POA:

- We have not yet received any response from our 12/21 inquiry from the POA regarding the increase in the assessment fee. Debbie had sent a letter and Betty also emailed and sent a letter to the POA in January. We will continue to hold back on payment. Everything is on hold as 2 of the POA members just lost their spouses in the last month. Betty attended the Eagles Nest Board meeting to get more feedback on the POA increase. The POA is in financial distress. However, the POA fee is being revisited by the POA Board. We have requested a copy of their budget from them. Betty has now acquired a list of all 11 HOAs of Deer Run. Mystic Woods is not a part of this. Betty plans on getting in touch with some of the other HOAs so that we can be a part of those HOAs that are holding back on payment. The POA is responsible for all retention ponds, the landscaping to the entrance of Deer Run, the island by the 7-Eleven and any maintenance of areas that are not tended to by an HOA.

Awards Committee: None at this time. Awards will resume in April with Yard of the Month.

Violations Committee:

- Greg Palinkas reported the following violations since the last meeting: 1247 Bridlebrook, 1357 Bridlebrook, 364 Copperstone and 456 Copperstone. All violations regarded yard maintenance and all violations were corrected in a timely manner.
- Joanne Clymer came to the HOA meeting in order to complain of rotten wood from a broken fence, etc. that is unsightly and piling up in the easement area beside 1361 Bridlebrook. Cynthia will request that Greg Palinkas create a violation notice to be handed out.
- Brandon Judd brought to our attention the death of a resident at 467 Copperstone. Brandon will be going online to confirm the info by checking the obituary section. He suggested that this would be a perfect time for community outreach involvement.
- Brandon requested that if anyone is desirous of volunteering for the outreach, email him with the areas you would like to volunteer for. Joanne Clymer brought to the attention a woman living at 324 Copperstone and the grim circumstances that she is living in. She rides her bike, her car has not worked in 12 years, she had lung surgery, the house has no air conditioning and there is evident mold in the house. Social services is involved but it appears that some of these areas are not being addressed by them. A letter will be sent to social services. The woman has issues with reality and is an alcoholic. The situation warrants professional involvement.
- Cynthia contacted the owner of 1452 Bridlebrook Dr. regarding the painting on the Fallen Palms side that has not been completed. Ms. Milian responded that the situation will be attended to. Her father-in-law had fallen from the ladder while painting and was unable to resume activities. She is arranging to have the job completed by the end of the month.

Architecture Committee: no requests made.

Hospitality Committee: Hospitality packets were distributed to 1453 Bridlebrook, 412 Copperstone and 400 Copperstone.

Other Business:

- Our outside wall is in need of pressure cleaning and painting. Color is too light. Debbie will get some paint strips and 3 quotes. Our budget does have funds for this. It will probably cost between \$3,000 and \$4,000. Whoever does the work must have their own water supply. This will need to be done this year.

Meeting was adjourned at 8:35 p.m.

Next meeting scheduled for Tuesday, March 14, 2016.

Respectfully reported,

Cynthia Greenwald, Secretary

