

DEER RUN HOA 7A – Board Meeting

Tuesday, November 14, 2017

Board Members/Committee Chairs present: Betty Spangler, Cynthia Greenwald and Margaret Chryplewicz

Guests Present: Andres Flores, Gena Flores, Tricia McElroy and Marsha Diebler

Meeting was called to order by Betty Spangler at 7:30 p.m.

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

Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning Balance for October 1, 2017 was \$15,425.97. There was a \$50.00 deposit from assessment fees. Expenses for October totaled \$462.46. There were no unusual expenses for this period of time. Ending Balance for October was \$15,013.51 with all bills paid.

Old Business:

- Debbie Mills, our President, has been living out of state since her father became ill. He has since died. She has not been here for an extended period of time. Consequently, she has resigned her post as President. Since Debbie was a major part of the set up of our annual Christmas party, there will be no Christmas party this year.
- The newsletter has been disbanded with no one showing an interest in taking it over.
- The wall along Eagle Circle South has now been pressure washed and painted for around \$3,000.
- Betty Spangler posted signs announcing Halloween. At a prior HOA meeting, there was a discussion on having a contest for the best Halloween decorations with the winner receiving a gift certificate to Walmart. Since there was no newsletter, and we have not had HOA meetings for either September or October, nothing more was done regarding this. We will discuss this again next fall.

New Business:

- Christmas lights contest judging will take place on Sunday, December 17th. Tricia McElroy volunteered to be a judge, along with Cynthia and Margaret. Cynthia will call Tricia to remind her prior to that date. We will meet at Margaret's house. Cynthia will get this information publicized on both Facebook and Nextdoor. We will continue to maintain the prior rule that once 1st place has been won, the resident cannot get this award again for followig 3 consecutive years. We will have one more meeting on December 12th before this judging. Betty will give Cynthia the 1st, 2nd and 3rd place signs for display on front lawns, and 6 Publix gift cards. Cards will be in the following amounts: 1st place: \$50; 2nd place: \$35; 3rd place: \$25. There will also be 3 honorable mentions with the recipients each receiving a \$10 gift card.
- Katie Neylon and Adam Fatka have once again volunteered to decorate the front entryways with Christmas lights.
- Betty will buy bigger poinsettias than in the past and will have Tim Adams plant them. **Board approved spending up to \$150 on these.**

- Although we are not having a neighborhood Christmas party with the sheriff and fire department involved, we still want to thank them for their services. **Board approved spending up to \$50 each for 2 gift baskets** being purchased by Margaret. She will also write thank you cards to accompany each basket.
- Andres and Gena Flores are residents who live across the street from 1284 Bridlebrook Dr. They came to the meeting to address an issue with this unkempt property. In the past, Margaret has given violations to Pete who is the resident. He is both mentally and physically challenged and has not taken care of his grass and other items are showing disarray. It got to the point that the health department was contacted. When Cynthia was doing violations, she had issues with this resident and would contact Pete's mother, Mary Thomas (the owner), who lives out of state. It was suggested that Margaret contact Mary to get the situation resolved and she will get back with the Board at the next meeting.
- Regarding the slate of officers for the upcoming year, Katie Neylon will be encouraged by Betty to continue as Vice-President. Betty will show ONLY as "Acting" President as she is not willing to OFFICIALLY be President, but she will continue as Treasurer. Cynthia will be Secretary. Margaret will continue as Awards and Violations Chair. **Board approved the officers as slated.**
- Betty presented a proposed budget for 2018. This information will be included in the mailing that must go by December 1st. The letter will explain the issues with the budget. It will also contain a proxy vote for the budget that will need to be returned with the assessment fees. Betty reported that of the \$95.00 assessment collected from each property owner in 2017, \$50.00 was paid to the POA. This was a 25% increase from 2016. This increase was not passed on to The Terraces' homeowners. The POA has again increased their fees, 7% for 2018, or an increase of an additional \$3.50 per property. The 2017 year-end Cash Flow indicates an approximate deficit of \$5,000.00. There is no option but to increase The Terraces' assessment for 2018. Our Covenants limit the amount of increase each year to 5% (or from \$95.00 to \$99.50). This increase does not cover the on-going deficit. Our Covenants do permit "Special Assessments for Capital Improvements". This year the front wall was painted at a cost of \$3,000.00, equating to \$18.50 per property (\$3,000.00 divided by 163 homes). **The Board approved increasing the annual assessment by 5%, from \$95.00 to \$99.50. The Board also approved a one-time "Special Assessment" fee of \$20.50 to cover the cost of 2017 Capital Improvements.** This is a total assessment of \$120.00 for 2018.
- The Cash Flow statement presented at the meeting contained an error understating the amount indicated for Office Supplies. Betty will correct this.

POA:

- Betty has attended 5 meetings. The Deer Run POA has its own Board. Approximately 12 people are in attendance at these meetings from the other 10 HOA's in the Deer Run community. They are struggling with their budget as well and also in attracting volunteers.

Awards Committee:

- There were no awards since our last Board meeting.

Hospitality Committee:

- The following residents received a new hospitality packet: 1338 Bridlebrook, 1304 Bridlebrook, 1338 Bridlebrook, 1428 Bridlebrook, 1429 Bridlebrook, 1460 Bridlebrook and 384 Copperstone Circle.

Violations Committee:

- A violation was given to 1284 Bridlebrook. After Hurricane Irma, no violations were handed out in order to allow residents to get back to normal.

Architecture Committee:

- Betty will advise the residence who requested approval for paint colors. She stated that the samples submitted were within the HOA guidelines and that Cynthia and Betty gave approval.

Other Business: None

Meeting was adjourned at 8:56 p.m.

Next meeting is scheduled for Tuesday, December 12, 2017.

Respectfully submitted,

Cynthia Greenwald, Secretary