

DEER RUN HOA 7A – Board Meeting

Tuesday, May 8, 2018

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

Guests Present: Michael Howell, Susan Hill, Gary Mircoff and Chris Hager

Meeting was called to order by Betty at 7:35 p.m.

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

Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning Balance for April 2018 was \$22,330.25. Income from estoppel fees was \$25.00. Expenses for April totaled \$93.37. Ending Balance for April, 2018 was \$21,423.88 with all bills paid.

Old Business:

- Cynthia had recently posted on both Facebook and The Terraces a plea for a resident to fill the role of President for our HOA Board. Two people have volunteered their services: Amber Hosaflook and Gary Mircoff. Amber has taken a new job so she may not be available. Until a determination has been made, Gary has offered to be our POA representative. The POA meetings are held at the house of a Deer Run resident, Manny Garcia, POA president. Of all 11 HOAs under the umbrella of the Deer Run POA, there is only 1 that has more residents: Clubhouse Point.

New Business:

- At the present time there is a U-Haul truck that has been parked in the driveway of 1345 Bridlebrook for 2 weeks. This is a rental property. The owner has communicated with Betty that the tenants are being evicted. Betty created a violation that citing Article VI of our Covenants wherein trucks of this nature are only allowed for loading and unloading purposes. We have the right to give the tenants this official notice. After 15 days of the violation (dated May 7), we can start charging a fine of \$25 per day. The verbiage states that if the fine is not paid, a lien will be placed on the property. We have assured the owners that this fine/lien will not be enforced since they are the victims in this situation. The violation was given as a deterrent for keeping the truck off the driveway. As soon as the Sheriff has received the Writ from the Clerk of the Court, he will intervene to force the tenants to leave the property. Betty will contact U-Haul to be sure there is no illegal activity taking place. We would need the license plate # and the U-Haul truck #. Betty will follow through.
- Gary came prepared to give feedback on concerns he has for the neighborhood:
 - a) There is too much speeding taking place, especially at the intersection of Bridlebrook and Dashergreen. Though the situation is much improved, there is still an issue. Thankfully, the Sheriff's office got involved and that has been a deterrent for those who used to park on the side of that street. Further, drivers who are turning right from Bridlebrook onto Copperstone are not all observing the stop sign. Cynthia will write an article regarding this for the quarterly newsletter; b) Gary has issues with our violations person handling Bridlebrook. Evidently this individual has made known that he/she is handing out the violations and, according to Gary, is intentionally not giving violations to "friends." It is his

opinion that there are MANY homes that require violations that do not appear to have any given to them (i.e., grass not mowed, edging and weeding not maintained; paint needing to be kept up, etc.). He believes that if you are on the violations committee, you need to be vigilant. Gary has now volunteered to be a second person to hand out violations on Bridlebrook. Cynthia and he will be in contact regarding getting him set up. Gary also brought up issues with work vehicles that are parked on the sidewalks (parallel to the street) along with garbage pails that left on the curb on days when there is no pick up. Discussion took place that some people are on a limited income and that they are not able to take care of issues that might be costly. At one point, Brandon Judd was interested in being a liaison for community service for situations of this nature. Unfortunately, he is not in position to continue with this endeavor, but it is definitely something worthy of taking on in the future.

- Cynthia will write a blurb for Michael to include in the quarterly newsletter on how important it is to freshen up the yards in the neighborhood and the impact that has on the property values. This blurb will include reminders on the top 5 types of violations. Rental properties have a tendency to not have a vested interest as much as owners. We have around 32 rental properties. Comments were made that some people are moving from the neighborhood as a result of neighbors living next door to irresponsible slob.

POA Report:

- Betty attended the last meeting for the POA. The POA is asking Seminole County to accept financial responsibility for the upkeep of the ponds throughout Deer Run. There is also a problem with the entrance to the subdivision itself in that the exhaust fumes from the many cars that pass the front island are killing the plants.

Violations Committee:

- There were no violations given on Bridlebrook Dr. On Copperstone, 424, 457 and 488 were given violations and the problems have been resolved. 456 had construction debris that was in need of immediate pick up as it had been there for an extended period of time and was a safety issue. This, too, has been attended to. 432 and 436 had lawns that needed mowing and weeding with debris needing to be moved out of the view from the street (incomplete at this time). Also, 460 had the same issue with debris and this, too, has not yet been resolved.

Awards Committee: 389 Copperstone received the award for Yard of the Month in May.

Architecture Committee: No requests.

Hospitality Committee: 1243 Bridlebrook and 456 Copperstone received packets.

Other Business: None.

Meeting was adjourned at 8:44 p.m.

Next meeting scheduled for Tuesday, June 12, 2018.

Respectfully reported,

Cynthia Greenwald, Secretary