

DEER RUN HOA 7A – Board Meeting

Tuesday, June 12, 2018

Board Members / Committee Chairs Present: Gary Mircoff, President / Katie Neylon, Vice President / Betty Spangler, Acting Secretary / Treasurer

Guests Present: OJ Sabet, Luis Garcia, Adam Fatka, MH Clark, Mike Howell, Marcia Diebler

- Meeting was called to order by Gary Mircoff, President, at 7:30 pm.
- Minutes of the May 8, 2018 meeting were approved as read.
- Treasurer's Report:
 - Betty Spangler, Treasurer, reported: Beginning Balance for May 2018 was \$21,423.88. There were no deposits. Expenses for May totaled \$227.96. There were no unusual expenses for the month. Ending Balance for May 31, 2018 was \$21,195.92 with all bills paid.
 - Betty reported that to date there remain 2 outstanding assessments. Liens have been filed on both.
- Old Business:
 - Update on HOA President: Betty Spangler welcomed Gary Mircoff as President to preside for the remaining 2018 year and then be nominated for the office of President for the upcoming 2019 year.
 - Update on U-Haul Truck Parked at 1345 Bridlebrook: Renters have moved out. Home is in the process of being refurbished. Gary stated that he understands the house will be up for sale upon completion of renovation.
- New Business:
 - Annual Community Garage Sale: Scheduled for second Saturday in October--October 13th with a "rain date" scheduled for the following Saturday, October 20th. Betty Spangler will be responsible for setting up signs and writing an article for the September newsletter. Cynthia Greenwald will be responsible for placing messages on The Terraces Facebook and Nextdoor.com.
- POA:
 - Gary Mircoff reported that he and Betty Spangler attended the May 23rd POA meeting. One item discussed was how to alleviate the hazardous parking issues caused at the intersection of Dashergreen and Eagle Circle during school dismissal. Under consideration is adding "No Parking" signs along Eagle Circle near that entrance. Another item discussed was the impending traffic issues that will result from the approved 390-unit apartment complex across the entrance to the Deer Run Community off Red Bug Road. Under consideration is extending the two lanes at the Eagle Circle entrance down to the 7-11. Gary also related that the POA has been actively communicating with Seminole County to enlist their financial support in cleaning the waterways in the POA community. The POA is optimistic that the County will nominally participate financially cleaning up at least one of the several waterways.

- Violations Committee:

- Copperstone:

- The following were issued Violation Notices and have complied:

- 432, 436 and 456

- New:

- 357 -Items at garage front and side of home must be out of view from street

- 393 -Items and debris at garage front and side of home must be out of view from street

- 432 -Trash cans need be brought in and secured

- 438 -Items at side of home need be secured and out of view from street

- 460 -Items at side of home must be out of view from street

- Bridlebrook:

- The following were issued Violation Notices and have complied:

- 1271, 1357, 1394

- Awards Committee:

- - Betty Spangler reported the "Yard of the Month" Award for May was given to Frank Perry, 1244 Bridlebrook.

- Architecture Committee: Cynthia Greenwald was absent, no report

- Hospitality Committee: Cynthia Greenwald was absent, no report.

- Other Business:

- - Annual Christmas Party: Tuesday, December 11, 2018 at 7:00 PM. Gene Mills has consented to be Santa. Betty related that last year's event was cancelled due to lack of commitment for help and support. There appears to be enough volunteers this year to proceed with planning. Betty will contact Fire Station #27 and the Seminole County Sheriff's Department for availability.
 - - Luis Garcia and OJ Sabet stated that the two entrance islands to The Terraces are looking "shabby" and overgrown. Tim Adams is contracted to weed and trim both areas four times a year; however, they look unkempt. Gary offered to trim the bushes so the signs would be visible. Betty will contact Tim Bunyon, neighbor electrician, to confirm if there is power to the outlets during the day so trimming and edging with electric equipment is possible.
 - - Topic of parking on Bridlebrook Drive during school dismissal for pick-up of students continues to be a problem when school is in session. Gary stated that, as long as cars are parked legally, not blocking driveways, and where there are no "No Parking" signs, there isn't much that can be done to alleviate this situation. It was mentioned that the Sheriff's Department is making more of a presence during school dismissal and this may be somewhat of a deterrent.

- Luis Garcia and OJ Sabet's backyard (1408 Bridlebrook) borders the back side of The Terraces' wall along Eagle Circle. The wall on their side is cracking and somewhat deteriorating. They questioned who is responsible for its repair. Betty Spangler will research if the HOA has any responsibility and will contact Luis and OJ with an answer.
- MH Clark questioned who was responsible for yard maintenance for the residences on either side of her property, 1440 Bridlebrook and 1428 Bridlebrook. Betty Spangler stated that the former owner of 1440 Bridlebrook is deceased and the HOA is uncertain who is financially responsible for this property. Intermittently this yard is maintained by someone. Betty stated that the HOA has hired Tim Adams several times in the past to clean up this property. It doesn't seem to be an issue at this moment. MH Clark also stated that her husband cuts the grass at 1428 Bridlebrook on occasion. Apparently the home is vacant most of the time and is also maintained intermittently. Betty Spangler will contact the owner to follow up on regular maintenance.
- Winner of \$10 Publix gift raffle was Luis Garcia.
- Meeting Adjourned at 8:32 pm.
- Next Meeting – Board on vacation July and August. Next meeting is Tuesday, September 11, 2018.

Respectfully reported,

Betty Spangler, Acting Secretary