

DEER RUN HOA 7A – Board Meeting

Tuesday, September 11, 2018

Members / Committee Chairs present: Gary Mircoff, Betty Spangler, Cynthia Greenwald

Guests Present: Bill Fulfaro, Faith Stanton, M. H. Clark, Samuel Helman

Meeting was called to order by Gary Mircoff at 7:34 p.m.

Minutes of the June 12th meeting were approved as written.

Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning Balance for June 1, 2018 was \$21,195.92. Income from Estoppel Fees through August was \$50.00. Expenses through August totaled \$3,270.39. Ending Balance for August was \$17,975.53 with all bills paid.
- There was a need to ratify the expenses to landscape the entrances at Eagle Circle South and Dashergreen Dr. and Fallen Palm Dr. Budget was originally approved for: Materials & Labor - \$700.00. The breakdown was: 40 Arboricola: \$300.00; 10 bags topsoil: \$20.00; 20 bags lava rock: \$80.00; Tim Adams: \$300.00. An additional amount was approved for \$200.00 for additional plants, rock and labor. Consequently we were \$300.46 over the original budget.

Old Business:

- Our Annual Community Garage Sale will take place on October 13th with a replacement date, should it rain, of October 20th. Cynthia will put a reminder on both The Terraces Facebook and on our NextDoor site. The reminder did appear in our recent September newsletter.
- Gary reported that on the resident side of the wall bordering 1408 Bridlebrook Dr., the wall is cracking and deteriorating. Gary said trees that are growing up along the wall are tearing it up. The owner was told that he would need to get rid of the trees on his property for the HOA to take care of the wall. The owner was receptive but is not presently in a position to have the trees removed.

New Business:

- There were 2 mistakes in the September newsletter: 1) It stated that there was an HOA meeting August 14th. Instead it should have read September 11th. 2) It stated that The Terraces pond IS a part of the POA's involvement in taking care of Deer Run waterways. That is not that case at the present time as our pond is healthier than others. The muck is presently not as deep as it is in other ponds and waterways.
- The position remains open for the office of Vice President in lieu of Katie Neylon's resignation. Cynthia Greenwald introduced Sam Helman, 1247 Bridlebrook, as a candidate for this position. Sam has accepted the office. This was moved and seconded and we welcome Sam to a place on the Board.

- Betty Spangler confirmed the participation of the Seminole County Fire Department at our Annual Christmas Party. The fire truck escorting Santa has been reserved for Tuesday, December 11, 2018. Last year we had no party as we did not have enough HOA involvement. Now that we have enough volunteers, we can have the party. Cynthia will keep a running list of those offering to make goodies for the occasion. At the present time, Faith will make chocolate chip cookies and Cynthia will make buckeye balls.
- 1440 Bridlebrook: After foreclosure and auction, property has been sold to Federal National Mortgage Association in Dallas, TX. Betty Spangler has requested a total of \$683.70 for settlement of delinquent fees: assessments (2 years): \$215.00; interest of unpaid assessment: \$38.70; court fees: \$40.00; lawn care: \$390.00. In the interim, she has cancelled future lawn care for this property. There had been a lien on the property.
- Mary McCarthy of 457 Copperstone has registered a complaint regarding a statement in the September newsletter on dogs being walked on leash at all times. She was concerned that the article was directed at her. She has a training collar that keeps her dog under control. She also stated that the Terraces' Covenants do not mention this issue (as stated in the newsletter). Cynthia Greenwald responded stating that the newsletter incorrectly showed that this was cited from the Covenants when, in fact, the information was taken from the Seminole County Codes, Chapter 20, Ordinances Pertaining to Animals, Sec. 20.17 – Animals at-large prohibited. She said that her dog was not “at-large” as defined in Sec. 20.01. The blurb was showing in the newsletter as a direct result of a dog owner on Bridlebrook upset that, when he was walking his dog, he came across 2 aggressive dogs off leash (with the owner nearby) who made him feel very uncomfortable. The fact that these dogs were acting aggressively towards him merits the statement that their owner did not have full control of his dogs. Then the “at-large” specification becomes a moot point. At some point in the future, when the Board has a list of items needing to be changed or added to our Covenants, after a vote from our owners, we will need to contact our attorney for these to become legalities.

POA:

- Signage for school parking: Betty Spangler jointed Rusty Fenimore (of the POA), Commissioner Bob Dalari, a representative from Public Works, several school representatives and 2 Seminole County Sheriffs as they observed the parking and pick up situation during dismissal from school on Thursday, August 30th. It was proposed that “No Parking / No Standing” signs be placed on Eagle Circle from the school down and past the Fallen Palm entrances to The Terraces. Further discussion and decisions on the placement of the signs will be discussed at a POA meeting on Wednesday, September 19th. Betty will give input on the POA meeting.
- Nancy Baillargeon of 1449 Bridlebrook Ct. (by the pond) registered a complaint about bushes growing out of the drain in the pond. She also stated that the banks are collapsing due to unkempt weeds growing into the lake. She has lived on Bridlebrook for over 26 years and states that it has never looked so badly. POA contractors do not weed-wack the banks like they used to. Maintenance has been going downhill over the last year and a half. Betty Spangler forwarded this complaint to the POA. Rusty Fenimore of the POA said he would look into it. The pond is a POA responsibility. 40% of what we pay in assessments goes to POA. The demucking of the waterways is a major concern of POA. It costs \$60,000 to take care of immediate need of those ponds. Gary and Betty are going to the POA meetings for further discussion

Awards Committee:

- The following owners have been awarded the following Yards of the Month: June: 1244 Bridlebrook (Frank Perry); July: 405 Copperstone (Edith Raspberry); August: 1424 Bridlebrook (Jose and MaryLynda Lopez); September: 1365 Bridlebrook (Natalya and Vladimir Salkov). There will be no more Yard of the Month awards until next spring.

Hospitality Committee: 1345 Bridlebrook (Aaron and Elizabeth Newbeck)

Architecture Committee:

- 1453 Bridlebrook (question of fencing and storage of boat). This became a moot point as, per Seminole County regulations, their fence was not permitted on their corner lot configuration. This then made it impossible to store the boat on their property per our Covenants.

Violations Committee:

- 357 Copperstone (needs front of garage to be cleaned up/CORRECTED); 364 Copperstone (re parking of commercial vehicles/CORRECTED in that pick up truck was there but it had no visible signage and the load on it was covered); 393 (verbal reminder given on mowing lawn; this was taken care of with no actual violation being given/CORRECTED); 436 Copperstone (needs edging/CORRECTED); 460 Copperstone (more items need to be cleared from side of garage/CORRECTED). Many other properties on Copperstone are in need of clean up due to TECO upgrades. More violations will be held off until the TECO situation is completed and then violations will continue. 1243 Bridlebrook (mowing, edging and weeding/CORRECTED); 1252 Bridlebrook (mow,edge side, sweep/CORRECTED); 1267 Bridlebrook (grass overgrown, particularly on right side of the house with general mowing and edging needed/NOT CORRECTED); 1271 Bridlebrook (mow/CORRECTED); 1284 Bridlebrook (unkempt with oversized commercial trailer in driveway/CORRECTED); 1397 Bridlebrook (number of large trucks parked along the road, sometimes more than 5 {not really illegal and thus even more complicated, but it "junks" up the neighborhood; he is now parking less trucks}); 1428 Bridlebrook (grass needs mowing/WAS CORRECTED BUT IN NEED AGAIN/ABSENT OWNERS); 1429 Bridlebrook (general mowing, edging and weeding/CORRECTED).

Other Business:

- Faith Stanton said that Mary Thomas at 1284 was having her house renovated and was requesting a change of color for the outside of the house: light gray stucco, white trim with mustard colored front door. She had pictures of the swatches. The entire Board reviewed the pictures and approved of the paint color change.
- Cynthia brought up Marcia Diebler's dilemma in doing violations at the present time. She has a family member who is ill and at the present time is unable to continue handing out violations. Sam Helman and Faith Stanton volunteered to be a part of the violations team. Cynthia will arrange to get together with them to indoctrinate them as to practices and procedures. She will also have supplies from former members of the violation team returned. Phone numbers and email addresses were provided by Sam and Faith, along with info on Manny Godinez, President of the POA, including his street address for those who might attend a POA meeting.

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Drawing: not enough people present

Meeting was adjourned at 8:35 p.m.

Next meeting is scheduled for October 9th, 2018.

Respectfully submitted,

Cynthia Greenwald, Secretary