

DEER RUN HOA 7A – Board Meeting

Tuesday, October 9, 2018

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

Guests Present: Cynthia Hedrick, Nancy Baillargeon, Faith Stanton, M H Clark, Marcia Diebler, MaryLynda Lopez

Meeting was called to order by Gary Mircoff at 7:30 p.m.

Secretary's Report:

- Minutes of the September 11th meeting were read. There was one change regarding inviting residents to the next POA meeting (specifically because of interested parties on the parking/standing issue). It was determined that Cynthia should not make mention of this meeting in Facebook and Nextdoor as the meeting was held in a living room of a POA board member and it might not be appreciated in having a bunch of unexpected people in his home. With this one change, the minutes were approved as written.

Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning Balance for September 1, 2018 was \$17,975.53. Income from settlement of property at 1440 Bridlebrook was \$683.70 from: assessments for years 2017 and 2018 (\$215.00); landscape reimbursement (\$390.00); legal fees (\$78.70). Expenses for September totaled \$155.59. Ending Balance for September 30 was \$18,503.64 with all bills paid.
- There is only one remaining lien for unpaid assessments on the property at 1240 Bridlebrook. Property at 1440 Bridlebrook has been purchased and settlement for \$683.70 has been satisfied. Release of Claim has been filed with Seminole County Clerk of Court.

Old Business:

- Our Annual Community Garage Sale will take place on October 13th with a replacement date, should it rain, of October 20th. Cynthia has put a reminder on both The Terraces Facebook and on our NextDoor site. The reminder also appeared in our recent September newsletter. A sign has been posted on the outer wall advertising the sale.

New Business:

- It was brought to the Board's attention a disabled VW parked at the intersection of Bridlebrook and Dashergreen in front of 1404 Bridlebrook. A violation letter was sent out by Betty Spangler with no response. Gary Mircoff will check with the Sheriff's department to take care of the situation.

- Nancy Baillargeon asked if anyone knew of a company or individual able to install a new mailbox. It was suggested to post something in Nextdoor to that effect.

POA:

Terraces' Pond

- Nancy Baillargeon, 1449 Bridlebrook, reported that The Terraces' pond looks awful and is not being maintained. It is full of lily pads and weeds. It has lost the bank (edge) and weeds are growing into the lake due to lack of grooming and edging. The situation has gotten increasingly worse. Two cats have drowned in the lake this last year because they slid down into the water. In the past, the bank on the edge kept the sand from washing away and this protected the back yards and homes. Up until recently, the POA has maintained the pond very well. They used a little boat and sprayed the lake and the result was that we had no algae problems. The lily pads are now encroaching and clogging the drains. This situation could cause flooding in the neighborhood with future hurricanes. Betty Spangler has forwarded this complaint to Manny Godinez, President of the POA, and Rusty Fenimore of the POA, who are responsible for the waterways in the Deer Run Community. She and Gary will follow up at the next POA meeting. Rusty replied to a note from Betty that he would look at the situation tomorrow. He stated that the problem is finding a company willing to handle a small account. They will continue looking. The reason that the St. John's Waterway Management District is not involved is because the POA owns the ponds/waterways.

School Parking

- Rusty Fenimore of the POA informed us that Mike Blinn, Seminole County Traffic Engineering, has confirmed the verbiage for the "No Parking / No Standing" signage and that he is following up with the Sheriff's Office and the school to provide notification letters to the parents of the effective date that vehicles will not be permitted to park in the designated areas, which includes Eagle Circle South between our two entrances. He is aiming for notifications being sent out by the end of the month. She and Gary will follow up at the next POA meeting. The Sheriff's department will be out there to verify that people are adhering to the new signage. Sterling Park is supposed to send out flyers so that parents are aware of what is happening. It was also suggested that Eagle Circle South be widened with another lane to accommodate the cars in line for pick ups in the school parking lot as cars cannot get past the line without creating a hazardous situation.

Hospitality Committee: No new residents or packets.

Architecture Committee: Nothing to report.

Violations Committee:

- There were no violations handed out for Copperstone. The following houses on Bridlebrook received violations: 1358 (mildew on house going up to the front door); 1362 (mildew on house going up to the front door); 1394 (mildew on house going up to the front door); 1404 (mildew on left side of the house and garage side door); 1412 (mildew on left side of the house); 1432 (mowing); 1433 (mildew on left side of house; board under front window needs to be re-nailed); 1441 (mildew on left side of the house); 1468 (mowing); 1472 (mowing and weeding); 1484 (mildew on front of house); 1492 (mildew on left side and front of house). A thank you note was given to 1288 for the improvements to their house.

Other Business:

- TECO is not yet finished with their installation of new gas lines. Unfortunately sprinkler heads have been broken and the sod has not yet been replaced. On certain houses it was necessary to put tar down over a hole created in the concrete of the driveway, a temporary measure that will be fixed in the future.
- 1428 Bridlebrook, which is still vacant, where the father is trying to repair issues inside the house, has a shed in the back yard. This shed has a rat problem, an issue that needs to be resolved. The father has been told that he can keep his boards up until the end of November (the end of hurricane season) since it's already been more than a year that they have been up. Come December 1, he will be responsible for having all issues totally resolved.

Drawing: MaryLynda Lopez won the drawing with a \$10 Publix gift card.

Meeting was adjourned at 8:33 p.m.

Next meeting is scheduled for November 13, 2018.

Respectfully submitted,

Cynthia Greenwald, Secretary