

DEER RUN HOA 7A – Board Meeting

Tuesday, November 13, 2018

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

Guests Present: Michael Howell

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

Secretary's Report: Minutes of the October 9th meeting were read and approved.

Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning Balance for October 1, 2018 was \$18,503.64. Income from Estoppel Fees was \$25.00. Expenses for October totaled \$602.44. Ending Balance for October 31 was \$17,926.20 with all bills paid.
- There is only one remaining lien for an unpaid assessment on the property at 1240 Bridlebrook. A lien has been placed on the property.

Old Business:

- Annual Community Garage Sale: Around 20 residences participated in the sale.
- Status of TECO: Some sod has been laid but there are many dirt patches remaining. The new line has been hooked up in some homes. In the future, the driveways that had some concrete cut away, and replaced with temporary tarred patches, will have new concrete poured to complete the jobs.
- Status of 1428 Bridlebrook: The boards have been taken down. However, we are unsure as to whether the rat issue has been completely resolved.

New Business:

Annual Christmas Party Tuesday, December 11 at 7:00 PM (in place of meeting)

1. Assignments:

- Betty Spangler will take care of the cookies, tables, chairs, music, wine, lighting, tablecloths and all paper goods. Betty will purchase Coke products (i.e., Sprite) with money budgeted from the HOA. Betty will determine if there are any additional needs.
- Faith Stanton will make chocolate chip cookies. Cynthia Greenwald will make buckeye balls. Gary Mircroff will bring something from Sam's Club. Michael Howell will bring a dip. Cynthia will call Marcia Diebler and Marty Ryals to see if they would be interested in bringing some items. Gary will bring a cooler.
- It was decided that we will not offer hot chocolate this year and the Sheriff's Department will not be invited this year.

2. Cynthia is to call volunteers to remind them of their contributions.
3. Gifts for Seminole County Fire Department: Gift cards will be given to each fireman who comes. Typically there are 2 or 3. Each Darden Restaurant gift card will be in the amount of \$50.00. If only 2 firemen show up, the 3rd one will be given away at the upcoming annual meeting in January. **BOARD APPROVED an expenditure of \$150.00 for Darden Restaurant gift cards for the Seminole County Fire Department.**
4. Gift Card for Santa: Betty will purchase card. **BOARD APPROVED an expenditure of \$50.00 for a gift card from Lowes or Home Depot for Santa.**
5. Signs: Betty will put up event signs.
6. **Christmas Decorations Lighting Contest:** Saturday, December 15, 2017. Judges: Christian and Michael Howell. Michael will pick a 3rd resident to be a judge. Cynthia will call to remind judges. Betty will give them signs and a list of prior winners.

Gift Card Awards:

- 1st Place: \$50.00 Publix
- 2nd Place: \$35.00 Publix
- 3rd Place: \$25.00 Publix
- 3 Honorable Mentions: \$10.00 Publix (3)

1st place cannot win again within 3 consecutive years. 2nd and 3rd place winners are okay to be repeat winners and can win 1st Place. Board members are not able to be a part of the competition. Betty will purchase the gift cards. **BOARD APPROVED an expenditure of \$140.00 for the purchase of six (6) Publix gift cards: (1) \$50.00; (1) \$35.00; (1) \$25.00; (3) \$10.00.**

- **Decorating Front Entrances:** Betty, Gary and Gene Mills will decorate the front entrances on the Saturday after Thanksgiving. The light sensors will need to be checked. Tim had put a little side plug into the fixture. Betty will confirm with Tim that there will be no problem with the current lighting set up. There is a concern that there might not be enough power to have the lights because of potential low voltage. Unfortunately, much of our past lighting is no longer usable because, in the process of maintaining the grass, the weed whackers cut into the strands. **BOARD APPROVED an expenditure of up to \$100.00 for purchase of additional decorations for front entrances, if needed.**
- **Vote on amount of 2019 assessment:** Betty Spangler, Treasurer, presented the proposed 2019 annual assessment for Board approval. An assessment letter, which is dated December 1st, will be mailed to every homeowner in The Terraces (copy attached) before November 23rd. The letter states an increase in the assessment of 5% from \$99.75 to \$104.00. **After a vote was taken, the BOARD APPROVED an annual increase in 2019 assessment of 5% from \$99.75 to \$104.00.** Of this assessment, \$53.50 per resident is being sent to the POA. The POA is increasing by 6%. However we can only increase by 5% per the Covenants.
- **Discuss slate of Officers:** The slate of Nominees for Directors for The Terraces' HOA for 2019 was presented to the Board:
 President – Gary Mircoff
 Vice President – Faith Stanton

Secretary – Cynthia Greenwald

Treasurer – Betty Spangler

Since at the present moment there is a vacancy for the position of Vice President, Faith Stanton has volunteered to be interim VP through the end of December, which is the end of the 2018 term. **The BOARD APPROVED the above slate.** The assessment letter responses will determine a majority vote.

- **Determine 2019 Budget:** Betty Spangler distributed a copy of the proposed 2019 Budget to the Board and attendees (copy attached). Budget is based on the income from assessments of \$16,952.00 (\$104.00 for 163 homes), and expenses totaling approximately \$16,952.00. Expenses include an increased POA assessment of 6%, or \$9,242.10 (an increase from \$53.50 per residence to \$56.70). Other proposed expenses are consistent with previous years. The proposed budget will be included in the November 23rd mailing for homeowner approval. The estimated balance forward for 2018 is in the amount of \$5,000. Expense areas are accounting, POA assessment, awards, clubhouse rental, copies and printing, Department of State, insurance for the wall, landscaping (Two Generations and Tim Adams), legal, filing liens and releases, maintenance and repair (fix pump), miscellaneous, office supplies, postage, storage, utilities, taxes and the website. **BOARD APPROVED the Budget for 2019.**
- **Annual Meeting January 8, 2019:** Betty Spangler proposed offering refreshments for attendees at the Annual Meeting that is scheduled at the Pinetree Club House on Tuesday, January 8, 2019. She suggested pizza, cookies, ice, drinks, and paper products. A flyer has been prepared for the newsletter advertising the event. Betty will bring brownies, drinks and pizzas from Vinzos. Gary will order the pizza (an extra large with cheese is \$16.00; he will also order a pepperoni pizza). **BOARD APPROVED an expenditure of up to \$100.00 for the 2019 Annual Meeting for purchase of refreshment items and supplies.**

POA:

- **Status of the ponds:** As a direct result of our weather this summer, with its humidity and rain, our ponds are in dire straits. There is a tremendous amount of muck present. Further, some Deer Run residents are taking water from the ponds for irrigation purposes. The POA is really cracking down on this as it affects the waterways negatively. Recently the POA has had the lily pads sprayed. All of Seminole County and this entire area are experiencing this situation in the waterways.
- **Status of school parking and signage:** After a long battle, and with the presence of our Sheriff's department, it appears that drivers are finally abiding by the signs.

Hospitality Committee: The following addresses are in the process of receiving hospitality packages: 1354 Bridlebrook (Marcangy Cange); 1393 Bridlebrook (Anjelica Echevarria); 467 Copperstone (Brad and Stephanie Gibson).

Architecture Committee: Nothing to report.

Violations Committee: Bridlebrook: the following are the closed violations (1358, 1362, 1432, 1468, 1472, 1382, 1296, 1374). We still have open violations (1394, 1404, 1412, 1484, 1492, 1441, 1433, 1346, 1350, 1240, 1244, 1280, 1275, 1437). Copperstone: none to report. The volunteer for this area has decided to resign. We are in need of a replacement volunteer for this section.

Other Business: None.

Drawing: There was no drawing as only 1 resident attended the meeting. The next recipient of the drawing will receive a \$10 gift card for Walmart.

Meeting was adjourned at 8:36 p.m.

Next meeting is scheduled for January 8, 2019.

Respectfully submitted,

Cynthia Greenwald, Secretary