

DEER RUN HOA 7A – Annual Board Meeting

Tuesday, January 8, 2019

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

Guests Present: Christian Howell, Michael Howell, Celia Linton, Janice Bingman, M H Clark, Marcia Diebler, Maria Mircoff, Robyn Elefane

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

Minutes of the November 13th meeting were approved as written.

Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning Balance for December 1, 2018 was \$17,358.85. Income from 2019 assessment fees was \$10,312.00 and \$100.00 from Estoppel Fees. Expenses for December totaled \$10,837.61. Extraordinary expenses included the POA assessment fee of \$9,242.10 (up 6%); \$140.00 (6 Publix gift cards for Holiday Decorations Awards); \$365.00 (irrigation maintenance and electrical repair at entrances); \$576.24 (lump sum Public Storage payment for 2019 of \$576.24). Other expenses were routine. Ending Balance for December was \$16,933.24 with all bills paid.
- As of January 8, 2019, 133 assessments paid with 30 unpaid. Past due notices will be sent out by Betty around January 15, 2019.
- Betty Spangler also reported that a Cash Flow statement for 2018 indicated a profit of \$2,672.00 for the year. This was a result of a 2018 Special Assessment of \$20.25 that was added to the annual assessment (\$99.75 + \$20.25 = \$120.00) to cover the cost of painting the bordering wall that was paid in 2017, depleting our treasury by \$3,000.00.
- Due to the extremely high cost of printing bank checks, Betty has signed up for on-line banking at Wells Fargo, effective January 1, 2019.
- Betty did think that the signs at the 2 entryways, reminding residents that the HOA dues' deadline was 12/31, DID bring in more payments than in the past.
- Betty researched the Covenants and has requested that the Board acknowledge and approve adding an annual interest calculation to delinquent assessments. The amount allowed according to the Covenants restricts it to the highest rate permitted by Florida Law, which is capped at 18% annually.

BOARD APPROVED an interest rate of 18% (\$1.56 per month) to delinquent payment of assessments, effective January 31, 2019.

Old Business:

- **Annual Christmas Party:** Everyone who attended seemed to have a great time with a lot of camaraderie. Many people brought grandchildren and friends. There were around 50 attendees and 3 firemen came with Santa.
- **Winners of Christmas Decorations Lighting Contest:** Christmas lighting contest awards were given to the following residents:
 - 1st place (\$50 Publix gift certificate) 380 Copperstone/Cathy Lenihan

2nd place (\$35 Publix gift certificate) 393 Copperstone/Leonardo and Michelle Dominguez

3rd place (\$25 Publix gift certificate) 1361 Bridlebrook/Dana and Abby Allen

Honorable mentions (\$10 Publix gift certificate each): 1312 Bridlebrook/Tim Bunyon; 1436 Bridlebrook/Steven Charnas; 472 Copperstone/Pete and Denise Konter.

- **Slate of Officers results:** There was a unanimous proxy vote of all officers for the 2019 Board:
President: Gary Mircoff
Vice President: Faith Stanton
Secretary: Cynthia Greenwald
Treasurer: Betty Spangler
BOARD APPROVED the above slate.

New Business:

- Charles Parker, owner of 1271 Bridlebrook, reached out to Cynthia recommending that every year the HOA plant 5 saplings (i.e., pine) along the wall to add a nice look to the neighborhood. After a brief discussion, it was determined that it would not be advisable to have these plantings, as it would present potential root issues in the future, something that we are already having to deal with.
- Cynthia brought to the attention of the meeting that we are in dire need of a volunteer to take over Copperstone's violations. Cynthia will have Michael add something in the newsletter regarding this.

POA:

- Betty attended the latest POA meeting. None of the discussion involved our HOA. The primary topic was issues with Deer Run's waterways and the escalation of the trees adding to this issue.

Hospitality Committee: None

Violations Committee: 1272 Bridlebrook (trailer on site); 1453 Bridlebrook (fence to be cleaned, mildew is on side of house; garbage and recycling container need to be stored out of sight); 1488 Bridlebrook (left side of house needs to be cleaned or painted); 2nd violation letter sent to 1240 Bridlebrook; 3rd violations letters sent to 1437 and 1492 Bridlebrook. Nothing to report on Copperstone.

Architecture Committee: None

Other Business:

- Janice Bingman is a cyclist and commented on speeders in the neighborhood. If this problem is not rectified, The Terraces will have no choice but to install speed bumps. Speed limit signs are posted throughout the neighborhood. The biggest offenders appear to be delivery vehicles (UPS, Amazon Prime).

Drawing (\$10 Walmart gift card): Christian Howell won the drawing.

Meeting was adjourned at 8:16 p.m.

Next meeting is scheduled for Tuesday, February 12, 2019.

Respectfully submitted,

Cynthia Greenwald, Secretary