

DEER RUN HOA 7A – Annual Board Meeting

Tuesday, February 12, 2019

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

Guests Present: Michael Howell and Vicki Borne

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

Minutes of the January 8th meeting were approved as written.

Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning Balance for January 1, 2019 was \$16,933.24. Income from 2019 assessment fees was \$6,253.00 and \$150.00 from Estoppel Fees. Expenses for January totaled \$873.73. Extraordinary expenses included Pinetree Clubhouse Rental - \$300.00; State of Florida Division of Corporations - \$70.00; Website - \$314.00. Other expenses were routine and minimal. Ending Balance for January was \$16,952.00 with all bills paid. **BOARD APPROVED** the Treasurer's report.
- There are two remaining outstanding assessments. 1428 Bridlebrook – Gwendolyn Nicholas. House is vacant with no available contact information; 1240 Bridlebrook – Cheryl Cox.

Old Business: None to discuss

New Business:

- Betty Spangler recommended that the HOA Board pursue foreclosure proceedings on 1240 Bridlebrook. She has prepared notification (certified, return receipt) to be sent to the homeowner dated February 12, 2019, giving her until February 28, 2019 to respond before contacting an attorney. There have been liens filed with Seminole County on this property for 8 consecutive years. In consideration of not imposing penalties, Betty prepared a foreclosure statement totaling \$2,009.04 based on \$1,635.14 of unpaid assessments, \$256.90 for prior attorney fees, and \$117.00 for prior court filing fees. Betty has requested Board approval to contact attorney, Anthony Gonzalez, to initiate foreclosure proceedings in the event the homeowner does not respond. **BOARD APPROVED** going forward with foreclosure proceedings for 1240 Bridlebrook Drive and approved the cost of attorney fees (which will be the homeowner's responsibility) associated with this foreclosure, if the homeowner does not respond to a request for reimbursement of \$2,009.04 before February 28, 2019.
- Our President, Gary Mircoff, has been experiencing some health issues, necessitating his resignation from the Board. We are sorry to see him go as he was a real asset to the Board. Resultantly, Faith Stanton has agreed to be our new President. **BOARD APPROVED** her new role. We are now in need of replacing her previous position as Vice-President.

POA:

- Betty did attend the recent POA meeting. As in the past, only the continuing issues with the waterways were discussed.

Hospitality Committee:

- 372 Copperstone, 1284 Bridlebrook and 1440 Bridlebrook were given hospitality packets.

Violations Committee:

- 1272 Bridlebrook(trailer); 1231 Bridlebrook (needs mowing and shrubs need to be trimmed); 1284 Bridlebrook (dumpster needed for demo); 1349 (trailer).

Architecture Committee: None.

Other Business: None

Drawing (\$10 Walmart gift card): None (not enough people).

Meeting was adjourned at 7:59 p.m.

Next meeting is scheduled for Tuesday March 12, 2019.

Respectfully submitted,

Cynthia Greenwald, Secretary