

DEER RUN HOA 7A – Board Meeting

Tuesday, April 9, 2019

Board Members / Committee Chairs present: Gene Mills, Betty Spangler, Cynthia Greenwald

Guests Present: Mike Mihalug, Jenna Mihalug, Vicki Brown, Cynthia Hedrick, Dana Pavan, Mike Scotchie, Karen Scotchie, Luis Gania, Oji Sabet, Jerry Levy

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

Secretary's Report:

- Minutes of the March 12, 2019 meeting were approved as written with the exception of adding the attendee name of Marsha Griguoli as it was difficult to read the writing on the sheet.

Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning Balance for March 1, 2019 was \$22,265.73. Income from 2019 assessment fees was \$45.00 and \$100.00 from Estoppel Fees. Expenses for March totaled \$470.12. Extraordinary expenses included Awards for Yard of the Month (6 @ \$25.00). Other expenses were routine. Ending Balance for March 31, 2019 was \$21,940.61 with all bills paid.
- There is one remaining outstanding assessment: 1240 Bridlebrook – Cheryl Cox. The Treasurer's report was approved as written.

Old Business:

- **Update on Foreclosure of 1240 Bridlebrook:**

The Board has been trying to arrange to meet with our attorney, Mr. Anthony Gonzalez, in order to begin legal proceedings on this property. However, to date, he is still relocating his office. As such, on Tuesday, April 4th, Betty and Cynthia met with real estate attorney, Robert Hoogland, in order to have him represent The Terraces on commencing foreclosure proceedings at 1240 Bridlebrook. This resident, Cheryl Cox, has not paid assessments since 2011. Betty had sent a certified/return receipt requested letter on 2/13/19 indicating to the owner that unless she made efforts to pay the total amount in arrears (at that time \$2,009.04), the HOA would have no choice but to force a foreclosure. This action was per the approval of the Board at our meeting of February 12, 2019. The letter was never opened and was returned to the post office. Mr. Hoogland stated that we had no choice in that the Board members could be sued by a resident of the Terraces for not having taken action on this situation while other residents have had to sacrifice in order to pay assessments. Ms. Cox is the only resident in non-compliance. Mr. Hoogland checked to see if there were other "defendants" (those who had a Judgment against her via the State of Florida). At this time, there are no other official Judgments or liens (except for The Terraces) on the property, so the Terraces would be placed at the top of the list and would be guaranteed re-payment for costs of this action. Interestingly, back in 2002, The Terraces had initiated foreclosure proceedings on the property. At that time, Ms. Cox decided to modify her mortgage and the foreclosure

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was dismissed. Back in 2002, the balance on the mortgage was \$80,600. The mortgage is scheduled to be paid off in 2032. The sequence of events is that the defendant will have 20 days to file a response with the Court, admitting or denying being at fault. A court date would be determined for a Motion for Summary. A Judgment would be filed. Within 30 to 60 days of that Judgment, there would be a public auction on the house. Seminole County is one of the few counties that have auctions of this nature. Bidders would be bidding on the mortgage. Mr. Hoogland requested his retainer for \$3,000.00 which includes 10 hours of service and miscellaneous expenses. If there is a need for more hours of legal proceedings, the Terraces will be responsible for paying an hourly fee of \$300.00 per hour. An initial cost deposit of \$750.00 has also been paid. Anticipated costs are \$400.00 to \$500.00 for filing, \$45.00 per served person (there are 3 residents within the household and all 3 would be served), and \$70.00 for the sales fee. In the end, if there has been an overpayment of fees, the HOA would be refunded. Betty forwarded a check in the amount of \$3,750.00 to Mr. Hoogland. Ms. Cox will either pay the entire debt or the sale of the house will give the HOA a guarantee on all costs being reimbursed with the ample equity in the home that exists.

- **Asbestos signage:** There was a sign put at the entrance to The Terraces indicating a warning of asbestos. After checking with contractors working in the area, Betty Spangler was contacted by Mears Group which has been sub-contracted by the gas company to replace the gas lines in the Deer Run community. The old gas pipes were removed, SEALED and placed in containers that have now been taken off the premises. Originally the sign had been put on the large waste dumpster because of the temporary placement of the pipes. The containers were inspected and approved by the FDA. It is a requirement of the government that the warning signs be displayed as they had contained minimum amounts of asbestos. There is NO hazardous threat to any resident here in the Terraces. The sign was improperly placed in the entrance AFTER the waste dumpster was removed.
- **Update on development of golf course:** Gene and Betty attended the last POA meeting. Lots of things are happening on both sides with the majority ruling in the final analysis. Our HOA is going to stay engaged in the POA meeting tomorrow. Save Deer Run has an action committee with several HOA's having voted to become a part of the Deer Run Citizens action group (i.e., Deerfield Oaks, Fairway Oaks, Kings Point). We are gathering info for next month's POA meeting and then can determine if we are going to become a part of this. The purpose of the POA meeting tomorrow is to strategize the best way to go forward. It might be that Seminole County or Deer Run itself will end up responsible for the maintenance of the golf course. Within The Terraces, we have a homeowner who owns two properties in the subdivision. She is a strong proponent for saving the golf course the way that Rolling Hills did. If that were the case, Deer Run would need to be annexed into the City of Casselberry which would cause taxes to increase. This homeowner would like the opportunity to state her recommendations on this.
- **Update on volunteer on violations:** We have a new volunteer who will be splitting Bridlebrook with our other anonymous volunteer. We very much appreciate the fact that so many of our residents are becoming a part of our team, which is the very best it has ever been as far as cohesiveness.

New Business:

- **Development of blast email:** In order to disseminate important information (when necessary) to our residents/owners, Betty has already created a blast email list from the data we have on hand. Cynthia has created a request for those residents and owners, whose emails and phone numbers are not available, to inform Betty of this info in order to maintain that which she receives from new owners. These will be either mailed (for non-resident owners) or affixed to their doorway windows.

POA Report:

- The entire meeting surrounded the closure of the Deer Run Golf Course. One can procure a "Save Deer Run" sign by picking one up at 423 Eagle Circle. There is a metal box outside, using the honor system, with a price of only \$3.00 per sign.

Violations Committee: Bridlebrook Dr.: 1362, trash was set on the left side of the house and could be seen from the street (resolved); **Copperstone Cir.:** none to report.

Architecture Committee: none to report

Hospitality Committee: Packet distributed to 1284 Bridlebrook.

Yard of the Month: April winner is 353 Copperstone (William and Teri Stewart)

Other Business: None.

Drawing: (\$10 Walmart gift card if at least 5 attending) Karen Scotchie won the drawing.

Meeting was adjourned at 8:05 p.m.

Next meeting is scheduled for May 14, 2018.

Respectfully submitted,

Cynthia Greenwald, Secretary