



**Deer Run Homeowners Association #7A-B
Terraces HOA Board Meeting**

Tuesday, May 14, 2019

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

Guests Present: Vicki Borne, Christian Howell, Michael Howell, Luie Garcia, Oji Sabet

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

Secretary's Report:

- Minutes of the April 9, 2019 meeting were approved as written.

Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning Balance for April 1, 2019 was \$21,940.61. Income from 2019 Estoppel fees was \$50.00. Expenses for April totaled \$4,099.85. Extraordinary expenses included Attorney, Robert Hoogland, for foreclosure proceedings on 1240 Bridlebrook - \$3,750.00; Landscaping - \$50.00 to trim and blow front entrances; Maintenance for sprinkler repair - \$30.00. Other expenses were routine. Ending Balance for April 30, 2019 was \$17,890.76 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:** Initiating foreclosure proceedings for 1240 Bridlebrook Drive was approved at the February 12, 2019 HOA Board meeting. The amount owed the HOA prior to costs involved in the foreclosure process was \$2,009.04, based on past due assessments for 9 years, interest at 18%, court filing fees for liens, and attorneys fees incurred in 2015. A summons was presented to the homeowner on April 29, 2019. Our attorney, Robert Hoogland, has been in contact with the homeowner. He stated that the homeowner wishes to settle; otherwise, the home will be auctioned. He is attempting to present the homeowner with the following OFFER: Homeowner owes: \$2,009.04; Incentive to pay lump sum: (-\$500.00); Bob Hoogland's out-of-pocket expenses: \$506.38; Bob Hoogland's fees: \$1,700.00; this is a total of \$3,715.42 (rounded off lump sum offer: \$3,700.00); OR at \$300.00 per month for 14 months: \$4,200.00. He stated that the homeowner will try to borrow funds for a lump sum payment. Otherwise, the homeowner will have to agree to a payment schedule of \$300.00 per month for 14 months, starting June 1st. **BOARD APPROVED THIS PAYMENT PLAN.** If the homeowner defaults on payments, our attorney will file a judgment and foreclosure process will resume.
- **Update on development of golf course and vote on joining the action group:** A Community Night meeting was held on Thursday, May 9. Deborah Bauer, organizer of the Save Deer Run Citizen's Action Group, was the speaker. The following are the facts that need to be taken into consideration: 1) Employees of the Country Club were given (verbal) notice that the golf course was officially closing June 1st 2) Sterling Park Elementary School is AT CAPACITY. There is no available property for the school to expand onto. Increased student volume will cause "re-districting" and bussing of students out of the area. 3) Traffic is debilitating. There is a large 390-

unit apartment complex planned for development on Red Bug Road directly south and across from the Eagle Circle / Red Bug intersection. 4) No official Development Plans have been submitted to Seminole County to date. Currently re-zoning is uncertain. 5) To date, the Seminole County Commissioners have no interest in the County purchasing the golf course. 6) The City of Casselberry has been interested in annexing Deer Run for a very long time. We were told that this would be costly. Deer Run residents would have to agree to an Ad Valorem Tax in addition to increased property taxes. It is believed that this option would NOT be supported. 7) Several individuals have expressed an interest in purchasing the golf course to be used AS a golf course; however, the owner has not responded. How can we help? There are approximately 3,200 “units” (residences) in the Deer Run community of approximately 25 neighborhoods, equating to an average of 6,000 residents. A lot of people to make a difference! Show support against re-zoning the County Club property by signing a petition (Betty brought some). Current information is available on the “Savedeerrun.com” website. A motion was made by Gene that The Terraces HOA #7 join, support and coordinate our efforts with the Sterling Park HOA and the “Save Deer Run Citizen’s Action Group, Inc.” (a nonprofit), “savedeerrun.com.” **BOARD APPROVED BECOMING A PART OF THIS ACTION GROUP.**

New Business:

- **Request for approval of lawn care for islands \$126:** Approval needed for the total expenditure of upgrading our 2 islands at the entrances (\$35.00 for edging; \$66.00 for the stakes; \$25.00 Lowes gift card to Sam Helman in gratitude for his labor). Initially, Betty requested approval for \$50.00 for materials, and then approval for a \$25.00 Lowes gift card for Sam Helman. Additional supplies in the amount of \$51.00 were needed. **BOARD APPROVED A TOTAL EXPENDITURE OF \$125.00.**

POA Report: There was no POA meeting.

Hospitality Committee: Packet delivered to 1287 Bridlebrook (Melissa Shaffer and Mykola Demydenko).

Architecture Committee: Approval given on a new roof on 1252 Bridlebrook Dr.; approval given on paint on 1248 Bridlebrook Dr.

Violations Committee: Copperstone: 364 (yard needs mowing; this has been resolved); 380 (garage door needs to be painted; still open); Bridlebrook: 1240 (needs mowing, weeding and edging; 2nd notice has been given due to non-response); 1231 (needs mowing, weeding and edging; this has been resolved); 1362 (trash left on side of house; still open)

Yard of the Month: 1247 Bridlebrook Dr. (Blake Powell and Sam Helman)

Other Business:

- It was brought up that the street light on Dashergreen is not working along with the lights on the flyover from 436 onto Red Bug Lake Road. Someone on the Board will follow up.
- Gene suggested a block party with chairs, food, etc. Discussion will be tabled until next meeting.

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

Meeting was adjourned at 8:14 p.m.

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Next meeting is scheduled for June 11, 2019.

Respectfully submitted,

Cynthia Greenwald, Secretary