



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

Tuesday, June 11, 2019

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

Guests Present: Vicki Borne, M. H. Clark, Gerolyne Bronte, Marcia Diebler

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

Secretary's Report:

- Minutes of the May 14, 2019 meeting were approved as written.

Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning Balance for May 1, 2019 was \$17,890.76. Extraordinary income was from Estoppel Fees - \$100.00. Extraordinary expenses included: Printing for Hospitality Packets, color copies for December 2018 Newsletter and copies of "Save Deer Run" flyers - \$140.90; Landscaping of 2 entrances - \$69.38; Miscellaneous Expenses included Cleaning of Santa Suit and Irrigation Repair - \$117.44; Postage for 3 prior Newsletters - \$66.00. Other expenses were routine.
- Ending Balance for May 31, 2019 was \$22,646.08 with all bills paid.
- Due to settlement of potential foreclosure of 1240 Bridlebrook Drive, income and expenses have impacted the May Treasurer's Report, which will be reported under "OLD BUSINESS".
- There are no remaining outstanding assessments for 2019.

Old Business:

- **Update on Foreclosure of 1240 Bridlebrook:** A \$5,259.04 check was deposited from Attorney, Bob Hoogland, who was contracted to pursue foreclosure on the property at 1240 Bridlebrook Drive. Check included return of attorney's deposit and reimbursement from property owner of 9 years of costs incurred by the HOA.

Breakdown of expenses involved with foreclosure process:

Actual Costs:

Total Unpaid Assessments (9 Years)	\$ 875.00
Past Attorney Fees (Year 2015)	256.90
Court Filing Fees (9 Years @ \$13.00 each)	117.00
Bob Hoogland's Out of Pocket Expenses	490.96
Bob Hoogland's Fee	<u>1,700.00</u>
Total ACTUAL cost to HOA	\$3,439.86
Property Owner of 1240 Bridlebrook PAID	\$3,700.00
HOA Gained	\$ 260.14*

*HOA forfeited interest due of \$760.14 as an incentive to the property owner to settle claim. Collection of interest on unpaid assessments is allowed under the terms of the HOA Covenants.

- **Update on development of golf course and vote on joining the action group:** Gene reported no changes. No plan has been submitted to Seminole County. The County is required to cut the grass.
- **Discuss potential block party:** Gene is interested in a block party. He is used to putting on events for the American Legion. Maybe October would work because it isn't as hot. He is not sure if people are interested. Possibly the spring would work better. We will discuss again at September HOA meeting.
- **Update on street lights on Dashergreen and flyover:** After speaking with Duke Energy and the DOT, Cynthia was in contact with Eric Brown of the City of Casselberry. They were aware that the flyover lights were not working and have been trying to get this fixed for several months. The problem is that Duke Energy is not allowed to fix anything on a bridge (or anything similar to that). They hope to have this situation resolved with an allowance from Duke Energy or an independent sub-contractor within the next several weeks. (His phone number is 407-262-7725 x1227.) Regarding the lack of street lights on Dashergreen, she believes there is no problem. First, for 36 years both Dashergreen and Fallen Palm have not had street lights. We have had no issues. Furthermore, there is a street light at the entrance of both streets from Eagle Circle. Also, upon entrance and getting onto Bridlebrook, there are street lights very close to the entrances on the Bridlebrook side for both.

New Business:

- **Discuss potential of CD for \$10,000 that is interest bearing:** Betty Spangler, Treasurer, requested approval for a transfer of \$10,000.00 from the HOA checking account to an interest-bearing 5-year CD. The current balance in the checking account is \$22,646.08. Betty will research the financial institution with the best return. This recommendation is a result of Betty's attendance at Property Owners Association meetings. It is prudent to maintain a minimum \$10,000.00 as a "set aside" for unforeseen large expenses. For The Terraces, it would be regarding the bordering wall that will eventually need major repair. ***We need reserves for emergencies. **The BOARD APPROVED a transfer of \$10,000.00 from the HOA checking account into an aggressive interest-bearing CD account.**
- **Lawn maintenance at 1409 Bridlebrook:** Lawn maintenance at 1409 Bridlebrook: Betty Spangler requested RAFTIFICATION for a \$30.00 expense to mow and edge the property at 1409 Bridlebrook. When the Violations Committee followed up on a violation notice, they were told that the owners, Jerry and Sema Levy, were in New York. Sima Levy is gravely ill. Jerry Levy was told that the neighbors would maintain the lawn for him while they were away. They did not. Jerry said that he would be coming back here in June. After contacting a quorum of Board members for approval, Betty arranged for Tim Adams to mow and edge the property. **The BOARD RATIFIED the \$30.00 expense to mow and edge the property at 1409 Bridlebrook.**

POA Report: Gene reported that the POA talked about landscaping the 7-11 island. There was also discussion on maintaining the waterways in the POA's area of responsibility and a proposal was presented for an amendment to the Covenants restricting airb&bs. Gene was uncertain if this amendment was for the POA Covenants or if it would be promoted to all HOAs in POA #1. This amendment is not official at this time.

Board Meeting

June 11, 2019

Page 3

Hospitality Committee: Packets were distributed to 1386 Bridlebrook (Frank and Allison Farrell Satamone) and 437 Copperstone (David and Bridget Harrison).

Architecture Committee: Approval given on a new roof on 1252 Bridlebrook Dr.; approval given on paint on 1248 Bridlebrook Dr.; approval given on new stonework on the façade of 1275 Bridlebrook Dr.

Violations Committee: Bridlebrook Dr.: 1436 (mowed; resolved); 1409 (mowed; resolved); 1361 (yard debris on side of house; plants and shrubs on right hand side need to be trimmed and fence needs to be repaired (still in process); 1362 (boat on side of house; fence needs repaired; resolved); 1346 (needs edging; spoke with owner; in process of repairing edger; 1342 (needs mowing and edging; resolved); 1349 (yard unkempt); 1267 (trash being left out). **Copperstone Cir.:** none to report.

Yard of the Month: June is 1354 Bridlebrook Dr. (Joyce Brown).

Other Business:

Drawing: (\$10 Walmart gift card if at least 5 attending) None (only 4 attendees)

Meeting was adjourned at 8:15 p.m.

Next meeting is scheduled for September 10, 2019.

Respectfully submitted,

Cynthia Greenwald, Secretary