



**Deer Run Homeowners Association #7A-BThe**

**Terraces HOA Board Meeting**

**Tuesday, September 10, 2019**

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

Guests Present: Christian Howell, Michael Howell, Vicki Borne, Debra Denault, Mike Scotchie, Karen Scotchie

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

**Secretary's Report:**

- Minutes of the June 11, 2019 meeting were approved as written.

**Treasurer's Report:**

- Betty Spangler, Treasurer, reported: Beginning Balance for July 1, 2019 was \$21,990.87. There was no extraordinary income for the months of July or August. Extraordinary expenses for July included liability insurance - \$830.00; Utilities (3 months) - \$84.52. Extraordinary expenses for August included FL Department of State, Division of Corporations - \$70.00; purchase of CD - \$10,000.00. (The purchase of this CD was approved at our June 11, 2019 meeting.) Other expenses were routine.
- Ending Balance for August 30, 2019 was \$10,683.64 with all bills paid.
- There are no remaining outstanding assessments for 2019.
- \$10,000.00 CD will be reported under "Contingency" in future Treasurer's Reports.

**Old Business:**

- **Vacancy of position of President:** Faith Stanton resigned as President. Gene Mills, our current Vice-President, was willing to step into the vacant position until the end of the year. A motion was made to nominate Gene President for the duration of 2019. **The Board voted and approved Gene Mills as our new President until the end of the year.** At the beginning of next year, the community will vote on all Board members and their individual roles. Gene discussed his past work with the American Legion and felt comfortable in taking this new role. He wants to be more involved (i.e., Halloween, etc.) and is desirous of increasing the camaraderie within the neighborhood (i.e., encouraging friendly waves of neighbors). We are still in need of a Vice-President.
- **Update on the development of the golf course:** Betty Spangler reported that she was contacted by Diana Evans, resident of Eagles Nest, regarding Save Deer Run. Diana (and others) are attempting to organize Deer Run Homeowner Associations to attend a meeting on Thursday, September 26, 2019 at 7:00 PM at the Metro Life Church. Diana related that she was told that the developers of the golf course are preparing to approach Seminole County with development plans at the end of this month (September). The purpose of the meeting is to obtain signed petitions to present to the Commissioners offering an alternative plan. The preliminary strategy of this plan is to have all homeowners in Deer Run purchase a portion of the golf course which would be developed into a park. Diana related that the cost to each individual homeowner would be approximately \$50.00 annually for ten years. Each homeowner association would promote this via blast emails, Facebook

and NextDoor.com. Betty cautioned that this information is somewhat vague and she was not sure that it would be supported. Information will be distributed to The Terraces, if, and when, it happens.

- **Update on the block party:** At the June 11<sup>th</sup> Board meeting, Gene suggested having a block party at some point in the future. He encouraged neighbors to contact him with ideas on that and Halloween. The purpose is to promote more of a community “feel” to The Terraces.
- **Update on the interest-bearing CD:** Betty Spangler and Cynthia Greenwald met with Wells Fargo personnel and arranged for \$10,000 to be placed in a 9-month interest-bearing CD. This action had previously been approved at the June 11, 2019 Board meeting. The Terraces has had an account at Wells Fargo for many years.
- **Update on lawn maintenance at 1409 Bridlebrook:** Jerry Levy was contacted by Cynthia and it has been confirmed that he and Tim Adams have an agreement for Jerry to pay Tim on a monthly basis to maintain the yard. Jerry plans on returning to our area and living in the house. The house has been taken off of the real estate market.

#### **New Business:**

- Sima Levy at 1409 Bridlebrook Dr. died as a result of cancer. A sympathy card will be sent out on behalf of The Terraces to her husband, Jerry.
- Our Annual Community Garage Sale will be taking place on October 12<sup>th</sup> between 8 a.m. and 2 p.m. The make-up day, should it rain, will be October 19<sup>th</sup>. Both Facebook and NextDoor will have applicable reminder information added by Cynthia Greenwald. There will also be a banner placed on our community wall several days prior to the event. Gene has volunteered to help Betty set up street signage the evening prior to the sale.
- Debra Renault, at 1404 Bridlebrook Dr., is interested in adding a room (or rooms) in her attic area. To do so would require contractors to build 2 dormers on either side of her roof. Since there would be at least a preliminary \$1,000 cost in permits, etc., before spending that money, it was prudent of her to see if there would be an issue with the HOA. She brought architectural plans showing what the finished product would look like. **Since the only difference in the façade would be the dormers and not an actual second story, the Board approved the plans** if Debra decided to go forward with the construction as long as the neighbors on all sides of her approved (which is part of the process).

**POA Report:** Gene reported that not much was discussed at the meeting. There is a continuing process of trying to clean up the waterways. There were some issues with residents in Deer Run cutting down trees on the waterways to give them better views.

**Hospitality Committee:** A packet was distributed to 312 Copperstone (Ha N Bui).

**Architecture Committee:** Approval was given for paint changes at 1351 Bridlebrook Dr. At this point, no changes have been made.

**Violations Committee: Bridlebrook Dr.:** 1231 (mowing); 1240 (mowing and edging); 1252 (mowing); 1263 (mowing); 1320 (edging); 1345 (mowing and edging); 1349 (mowing and weeding); 1365 (mowing); 1397 (mowing and edging); 1425 (mowing); 1429 (mowing); 1433 (fence in disrepair); 1440 (mowing); 1472 (mowing and edging); 1476 (mowing); 1492 (remove boards from front windows, clean up debris on pond side and remove mold from side wall) **Copperstone Cir.:** 324 (mowing, edging and general upkeep); 364 (unkempt yard); 380 (garage door needed repair and paint); 456 (unkempt yard). At this point, all violations have been resolved.

**Yards of the Month: July:** 476 Copperstone (James Paul); **August:** 1441 Bridlebrook (Brian and Adrienne Morrissey); **September:** 1437 Bridlebrook (Wendell French, next door neighbor of 1441 and is a tenant; he had helped the Morrisseys)

**Other Business:** None

Drawing: (\$10 Walmart gift card if at least 5 attending): Karen Scotchie was winner of the gift drawing (for the second time).

Meeting was adjourned at 8:10 p.m.

Next meeting is scheduled for October 8, 2019.

Respectfully submitted,

Cynthia Greenwald, Secretary