



Deer Run Homeowners Association #7A-B  
The Terraces HOA Board Meeting  
Tuesday, March 10, 2020

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

Guests Present: Lori Borne, Vicki Borne, Christian Howell, Dana Pavan, Marsha Griguoli, Cynthia Hedrick

Meeting was called to order by Gene Mills at 7:34 p.m.

**Secretary's Report:**

- Minutes of the February 11, 2020 meeting were **approved as written**.

**Treasurer's Report:**

- Betty Spangler, Treasurer, reported: Beginning balance for February 1, 2020 was \$7,147.84. Income for the month of January totaled \$1,132.54 from Assessments and \$50.00 from Estoppel Fees.
- Extraordinary expenses for January included: CPA (2019 Taxes) - 165.00; Printing for Newsletter - \$72.76. Other expenses were routine.
- Total expenses for February: \$529.84.
- Ending Balance for February 28, 2020 - \$7,800.54, with all bills paid.
- \$10,000.00 CD is reported under "Contingency" on all Treasurer's Reports.
- There are 3 remaining outstanding assessments for 2020.

"Notice of Intent to File Lien" letters were sent on February 12, 2020 to the three homeowners who have not paid assessments. Letters stated that the homeowner had 35 days to pay the assessment in full, including interest fees, or make arrangements for payment (March 18). If the homeowner does not comply, the Association will file a lien against their property.

**Treasurer's report was approved as written.**

**Old Business:**

- **Update on credit card:** In process. The bank is taking its time. Will advise.

- **Update on digital communications:** Gene has not talked with Mike on this. **Will** do so in the next month.
- **Update on community library box:** Mike Scotchie was not able to attend this meeting. Gene explained to the attendees what exactly a library box was. It was agreed to discuss more at the next meeting.
- **Update on Weeds Gone, Inc.:** Betty's and Gene's yard man advised that the crepe myrtles at the front entrances should only be cut down every 4 years. Betty had, as of yet, NOT contacted the company, so it was agreed that we would leave the trees as they are.

#### **New Business:**

- **Evaluation of coronavirus and impact on our community:** In an effort to be proactive, everything is up in the air, including future HOA meetings. Gene suggested the possibility of cancelling meetings for April and May and make them up by having meetings from June on through the beginning of summer next year. This could also affect postponing the Community Spring Garage Sale planned in April. We need to play this by ear. One good thing is that heat kills the virus. It might come to a potential social isolation situation.

**POA Report:** The biggest item of upcoming discussion will be the recent submission of a pre-application to the Planning and Zoning Board of Seminole County by Robert Dello Russo, the owner of the Country Club at Deer Run property. Betty and Gene plan to attend this next meeting tomorrow evening (March 11<sup>th</sup>). The POA attorney will be present, along with our local commissioner, Mr. Dolari. Unfortunately, if approved, we would all end up paying more taxes. There will be a lot of vocal support of protest at City Hall for us to have a chance of swaying the Board. More information, when available, will be distributed via Betty and Gene with emails and entries in Facebook and NextDoor.

**Hospitality Committee:** None to report.

**Architecture Committee:** 393 Copperstone (Michelle Dominguez): approval given to pour concrete slab 13' x 24' and erect glass sunroom; 1460 Bridlebrook (Dana Pavan): approval given to remove 2 dead trees from yard

**Violations Committee:** None to report per se. However, there was an issue with a huge bougainvillea in the backyard of 1271 Bridlebrook. It is leaning on the side fence of the neighbor at 1275 Bridlebrook. This is causing the fence to bow. Further, there is evidence of many rats within the bush with a strong urine odor evident on the fence. This is obviously a health hazard issue. Charles Parker, the owner, is in the process of getting a landscaping company to dramatically cut back the offending bougainvillea which will hopefully positively affect the rodent situation and the fence situation. If not, more involvement with a company able to deal with the rodents will be needed.

**Other Business:** None

**Drawings:** Drawing of a \$10 Walmart gift card if at least 5 attendees: Dana Pavan was the winner.

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Meeting was adjourned at 8:07 p.m.

Next meeting is scheduled for April 14, 2020.

Respectfully submitted,

Cynthia Greenwald, Secretary