



Deer Run Homeowners Association #7A-B
The Terraces HOA Board Meeting
Tuesday, June 9, 2020

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

Guests Present: (THIS IS OUR FIRST ZOOM HOA OPEN TO ALL RESIDENTS AND OWNERS) M. H. Clark, Lexi Brancaccio, Faith Stanton, Christian Howell, Dawn Meadows, Debra Denault and Marylynda Lopez.

Meeting was called to order by Gene Mills at 7:32 p.m.

Secretary's Report:

- **Minutes of the May 12, 2020 meeting have already been read and approved by the Board.** The Minutes are available on the website: www.theterracesatdeerrun.com.

Treasurer's Report:

- Betty Spangler, Treasurer, reported: Beginning balance for May 1, 2020 was \$13,168.57. Income for the month of May totaled \$50.00 from Estoppel Fees.
- Extraordinary expenses for May included: Legal Fees for filing of (3) liens - \$85.50; Weeds Gone (3 months) - \$195.00; Appreciation Gift Cards - \$40.00; Zoom- \$14.99; Other expenses were routine.
- Total expenses for May: \$361.51.
- Ending Balance for May 31, 2020: \$12,857.06, with all bills paid.
- \$10,142.12 CD is reported under "Contingency" on all Treasurer's Reports.
- There are 2 remaining outstanding assessments for 2020.

Treasurer's report was approved as written.

Old Business:

- **Update on Unpaid Assessments:** Betty sent a letter to Progress Residential, the property management company responsible for payment of assessment for 1345 Bridlebrook Drive, requesting a response. She indicated that she had unsuccessfully attempted communication with them many times. The 2020 Annual Assessment is \$109.00; however, an 18% interest factor has been added (\$8.18 through May), and court filing fees of \$28.50, for a total of \$145.68 now due. Lien has been filed. One other individual homeowner assessment remains unpaid. Lien has been filed.
- **Update on Maturing CD:** The Wells Fargo \$10,000.00 CD owned by The Terraces has now earned \$142.12 in interest. It matured on May 21, 2020. Betty met with a bank representative to discuss the best option for current rates and changing terms. Unfortunately, the best available rate was 0.30% for a 5-month term. When it matures on

October 14, 2020, Betty will meet again to again discuss best available options at that time. Gene offered to assist in choosing the one giving us the best interest rate.

- **Update on digital communications and website:** As a result of the pandemic, people are becoming more used to virtual meetings. Zoom might be a method going forward for future meetings. The negative of Zoom meetings is missing the one-on-one achieved in a group setting; however, offering Zoom might entice more owners and residents to be involved. Committing to Zoom would eliminate paying the \$300/year expense for the clubhouse rental. Cost for Zoom would be around \$180/year for the expanded Zoom fee if meetings were held all 12 months (if only 10 months, it would be \$150). Discussion of this was tabled for the future based upon the pandemic. Mike is very savvy with the digital world, and there are other areas of digitalization that could be implemented in the future.
- **Update on community library box:** Cynthia contacted the code department of Seminole County. A library box CANNOT be installed on any easement. It can be installed on the front lawn of a consenting homeowner. After discussion it was agreed that the best place to install the box would be on the property by the lake, which is the responsibility of the POA. Gene will organize a site visit with other Board members to determine if this is a good location. The fact that it is on a cul de sac and not in front of anyone's individual property is advantageous. Gene will be attending the next POA meeting and will check if the installation of the pole/box combo could be officially approved at that location. There was discussion that the resident at 1492 Copperstone might be negative about this, but since it would not be on his land, this would be a moot point.

New Business:

- **Request by homeowner to have a receptacle for dog waste in the neighborhood:** There are a couple of these receptacles along Eagle Circle South. An owner suggested having one in The Terraces. Issues: 1) we can't put it on any easement site and we wouldn't want it beside the community library box; 2) who would be responsible for changing the bags and the disposal of them? The owner was not interested in taking on that responsibility and no one present is interested either. **The Board voted against having a receptacle for dog waste in the neighborhood.**
- **Continuing issues with rats in the back yard of 1271 Bridlebrook:** A large rat was spotted entering the back yard of 1271 Bridlebrook (which previously had a rodent issue with its gigantic bougainvillea). Cynthia contacted Charles Parker, the owner, who lives in Palmetto, FL. He agreed to remove the wood from the fence in the back yard. Cynthia was concerned that maybe a mother rat had babies and that the wood was inhabited. Charles is planning to resolve this by the end of this week.

POA Report: As a result of the pandemic, the POA has not been meeting. Gene offered to set them up for Zoom meetings; however, they did not respond. For future meetings, they have restricted attendance to one attendee per HOA in the interest of social distancing. Gene has offered to be our attendee. The next meeting is scheduled for June 17th. One of our HOA attendees reported that our waterways were looking badly. This will, no doubt, be discussed at the POA meeting. Gene will report his findings at our next HOA meeting.

Hospitality Committee: The following received hospitality packets since our last HOA meeting: 1296 Bridlebrook/Carl Cliver and Carol Sawyer; 316 Copperstone/Renatha Garner; 424 Copperstone/Bryan and Alexis Brancaccio; 380 Copperstone/Mario Hernandez.

Architecture Committee: 1239 Bridlebrook/Virginia Farmer: replacement patio doors approved as general maintenance of home; 349 Copperstone/Larry Brooks: requested form to change paint color (have not yet received back from him); 405 Copperstone/Edie Rasberry: change of paint color approved by committee; 448 Copperstone/Karen and Mike Scotchie: request to change paint color; approved by committee; 1416 Copperstone/Brandon Morris: replacement of Pella windows approved as general maintenance of home. Reminder notice of the necessity to get pre-approval for change of paint colors, etc. from the Board will be posted this week. Cynthia sent letters to 397 and 429 Copperstone regarding not having had this pre-approval but that the Board was not going to force a repaint on the houses due to financial constraints on the populace.

Violations Committee: 1275 Bridlebrook/Jessica Webb: multiple doggie poop bags left on easement side of sidewalk (resolved); 1236 Bridlebrook/Richard and Cynthia Pollock: unkempt yard (resolved); 1240 Bridlebrook/Cheryl Cox: 2 flat tires and unkempt yard (resolved re the yard but the tires are still flat); 1420 Bridlebrook/John Underwood: building materials on front lawn (violation just given)

Yard of the Month Committee: June: 1235 Bridlebrook (Frances Hooven)

Other Business:

- o Debra Denault of 1404 Bridlebrook received a violation letter regarding 2 flat tires on her VW. In the discussion, it was mentioned that the tag had expired. Cynthia brought up codes for Seminole County not allowing cars with expired tags to remain in driveways. Cynthia will check with Seminole County to find out the exact Section and Article applicable to this situation and Debra will be informed as to the resultant findings.

Drawing: Drawing of a \$10 Walmart gift card if at least 5 attendees: Mike determined which guest will have which number and then the winner's number was determined by Alexi (Lexi's daughter). Dawn Meadows of 400 Copperstone was the winner of the drawing.

Meeting was adjourned at 8:31 p.m.

Next meeting is scheduled for July 14, 2020.

Respectfully submitted,

Cynthia Greenwald, Secretary