



Deer Run Homeowners Association #7A-B
The Terraces HOA Board Meeting
Tuesday, July 14, 2020

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

Guests Present: Karen Scotchie, Mike Scotchie, MaryLynda Lopez (via Zoom)

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

Secretary's Report:

- **Minutes of the June 9, 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 June 1, 2020 was \$12,857.06. Income for the month of June totaled \$100.00 from Estoppel Fees.
- Extraordinary expenses for June included: Awards – Five (5) \$10.00 gift cards for 5 months' drawings; Copies / Printing – Printing of flyers for 1st Zoom Meeting and Home Improvement Forms; Landscaping – 2 months invoice from Two Generations and Weeds Gone; Postage – Home Improvement Forms to out-of-town homeowners. Other expenses were routine.
- Total expenses for June: \$713.75.
- Ending Balance for June 30, 2020: \$12,243.31, 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 community library box:** Mike Scotchie was told that we have received approval from the POA to put the library box by the lake. Gene, Betty and Cynthia had previously reviewed the site and determined the preferred placement. The cost for the box, along with concrete, will be around \$350.00. Mike already has a steel post which can be used for the project. He will need to verify the cost once he has

acquired the concrete and will let Betty know the total. Betty will electronically transfer the reimbursement to Creative Playthings.

Board approved up to \$375.00 to be budgeted for the community library box.

- **Update on rats in the back yard of 1271 Bridlebrook:** The owner did remove all the wood that had been left on the property and reported no rats at all. The situation has been resolved.
- **Update on cars with expired tags in driveways:** A letter was sent to the owner at 1404 Bridlebrook with an update on Seminole County Code Section 24-19: "Vehicles that are inoperable, or that do not have a current and valid license plate or, as required by the regulations of the state where the vehicle is registered and validation sticker affixed to the license plate, are prohibited within the city, unless stored in a completely enclosed structure [such as a garage, etc.]" Neither Seminole County nor the Board will be taking any action.
- **Update on Unpaid Assessments:** Betty received a \$109.00 check for payment of the 2020 assessment from Progress Residential, the property management company responsible for 1345 Bridlebrook Dr. With Board approval, she returned the check with a letter stating that the check did not include interest and court filing fees. The letter also stated that the lien would remain for \$145.68 until the entire debt is satisfied.

New Business:

- **Need to hire a tree service to cut down limbs along Eagle Circle S.:** Betty Spangler reported that Two Generations, The Terraces' lawn maintenance for property the on the street side of The Terraces' bordering wall, requested that the overhanging trees, shrubs and miscellaneous plants be trimmed, allowing mowers ample space to get under the canopy of overgrown vegetation. It is currently inhibiting the landscapers from doing their job correctly. Gene requested quotes from two tree service companies (Tree Monkeys, Inc. and Sun State Tree, Inc.), and presented a scope of work which included removing all debris after pruning. Betty will be getting a third quote from Budget Tree Service on Thursday. Tree Monkey, Inc.'s quote was for \$2,500.00, and Sun State Tree, Inc.'s quote was \$1,200.00. After all the quotes have been received and reviewed by the Board, a vote will determine which company will be contracted.
- **Rates on CD:** Gene checked with Allied Bank and found out that the interest on savings accounts was 1.3%. There is also a CD program available and they are FDIC insured. When the CD at Wells Fargo matures, a decision will be made as to the best form of investment.
- **Betty is not receiving any updates from owners who have renters.** The Board is not being notified of new renters. As a result, renters are not receiving any

hospitality packets which include our Covenants and other applicable information. Consequently, they are not familiar with the expectations or needs of this community. Cynthia has drawn up an article for our September newsletter reminding owners to provide updated information to Betty. This will be to the owners' advantage in that it is a form of welcome to their renters which some renters might appreciate.

POA Report: Gene attended the POA meeting and reported that approval was granted for the installation of our community library box. Another discussion took place with the Save Deer Run movement. It was expected that the POA was to support the HOAs and their quest to "save Deer Run." However, the POA did not approve this.

Hospitality Committee: 460 Copperstone/Kimberly Hawkins; 1429 Bridlebrook/Jose Gonzalez; 1280 Bridlebrook/Rashelle Vinson (renter)

Architecture Committee: 349 Copperstone: form submitted with change of paint colors/approved; 328 Copperstone: form submitted for basically the same colors/approved; 1235 Bridlebrook: form submitted for same colors/approved; 376 Copperstone: forms submitted with change of paint colors/approved; 1484 Bridlebrook: request to have 2 trees removed because of either disease or impact on their foundation/approved; 1272 Bridlebrook: form submitted to replace fence in the very same location/approved

Violations Committee: 312 Copperstone: remove wood and items from right side of house; move garbage cans to garage or behind fence; cut grass and maintain/resolved; 349 Copperstone: cut grass and maintain/resolved but is now an issue again; another violation is being given out; 364 Copperstone: remove wood and items from left side of house; move garbage cans inside garage or behind fence; cut grass and maintain/resolved; 393 Copperstone: move items on right side of house to inside garage or behind fence/resolved; 408 Copperstone: move items on side of house to inside garage or behind fence/resolved; 429 Copperstone: remove table from driveway; move garbage cans to garage or behind fence/resolved; 1236 Bridlebrook: grass has not been cut or maintained on side yards; bushes and garden bed need to be cleaned out; generally, yard is unkempt/resolved; 1240 Bridlebrook: yard is unkempt; side yards both need to be cut; dead foliage needs pruning and maintenance; this is an ongoing issue, one that will not be taken care of until the owner returns; she is out of state; we have agreed to not reissue a violation until she has returned; 1267 Bridlebrook: lights in yard are leaning and needing adjusting with some not in the ground at all; limbs on yard; generally needs a cleanup/resolved; 1271 Bridlebrook: property needs to be mowed and edged/ resolved; 1361 Bridlebrook: remove miscellaneous items on easement side of home/resolved; 1412 Bridlebrook: rake leaves; grass is dying; needs attention/resolved; 1433 Bridlebrook: garage door needs to be repainted; not resolved and another violation will be sent out; 1420 Bridlebrook: some of the building materials have been removed but there still remains a small pile; a follow up letter requesting that this be resolved was sent out and we are awaiting the complete removal

Board of Directors
Page 4
July 14, 2020

Yard of the Month Committee: July: 1440 Bridlebrook/Giselle Hoffman

Other Business: none

Drawing: None as there were only 2 attendees.

Meeting was adjourned at 8:02 p.m.

Next meeting is scheduled for August 11, 2020.

Respectfully submitted,

Cynthia Greenwald, Secretary