



Deer Run Homeowners Association #7A-B
The Terraces HOA Board Meeting
Tuesday, September 8, 2020

Board Members / Committee Chairs present: Gene Mills, Mike Howell, Cynthia Greenwald

Guests Present: (via Zoom): Karen and Mike Scotchie (448 Copperstone); Christian Howell (436 Copperstone); Jen Cheney and Matt Starchak (340 Copperstone); Celia Linton (320 Copperstone)

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

Secretary's Report:

- **Minutes of the August 11, 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 August 1, 2020 was \$10,424.88. Income for the month of August totaled \$50.00 from Estoppel Fees.
- Extraordinary expenses for August included: Landscaping - \$900.00 (Budget Tree Service); Miscellaneous Expense - \$194.59 (hardware to anchor bench and expenses to replace Neighborhood Watch Signs); Awards - \$50.00 (Appreciation Award for Mike and Christian Howell). Other expenses were routine.
- Total expenses for August: \$1,384.78.
- Ending Balance for August 31, 2020: \$9,090.10, 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.
- Betty Spangler reported that the post displaying a Neighborhood Watch sign at the entrance of Dashergreen had deteriorated and fallen. The actual Neighborhood Watch signs at both Dashergreen and Fallen Palm entrances had faded to be almost illegible. Betty requested approval from the Board for replacement of post and two signs at a cost of approximately \$85.00.

BOARD RATIFIED expense, not to exceed \$85.00, to replace one post and two Neighborhood Watch signs.

- **Outstanding Assessments:** Betty Spangler reported that she has communicated again with Progress Residential (Askim Ridgley, Manager Property Compliance), regarding unpaid assessment for 1345 Bridlebrook Drive, forwarding copies of all prior correspondence, intent to file lien, and actual lien. On August 27, a response was received stating, "I'll send the payment out as soon as I can." Betty will continue to follow up.

Treasurer's report was approved as written.

Old Business:

- **Update on community library box, prankster (bench) and decorating:** At this moment the library box is full. However, the prankster is still evident as the bench continues to be dislodged. Decorating and community involvement will be tabled to a future HOA meeting as this is not of primary importance at the moment.
- **Update on PVC fence between Royal Oaks and The Terraces:** The POA is actually the responsible party for the area around the pond. However, the POA is struggling to even have a meeting with only 6 people present and no capacity to implement Zoom. Gene was hoping to bring up the issue of debris around the pond but the clogged waterways took priority in the meeting. At this point, it appears that the only way of taking care of our issue in The Terraces is for community involvement to be the solution. Again, we are tabling this for future meetings. Christian Howell expressed an interest in being involved in future plans. Jen Cheney said that she has become a part of the Arbor Day Foundation for a \$15 fee. The foundation will give members between 5 and 10 trees (crape myrtles, live oaks or cypress). By getting The Terraces involved, it could be a wonderful opportunity to beautify our pond. We will continue discussion at our next meeting.
- **Halloween decorating contest:** It was decided to table this until our October HOA meeting. We will need to determine volunteers as judges.

New Business:

- **Pet Parade:** Some months back, a recommendation was made by a resident to have a pet parade in an effort to lift neighborhood spirits during this pandemic. After speaking with Christian Howell, she expressed an interest in organizing it. Any pet owner able to have their pet on a leash and keep up with the flow would be invited to participate. We would be using the road with interested residents sitting in their driveways to watch what should be an entertaining Saturday morning. There would have to be social distancing and signs would need to be placed by the entrances so that cars coming into the neighborhood would be aware of what was happening. We will have further discussion at our October meeting. Since weather will be a factor, it was decided that it would be scheduled for Saturday, November 14th at 10:00. Cynthia suggested that we create something

that could be taped on each doorway and she will create a posting for both Facebook and NextDoor. It was discussed that it might be most efficient if anybody wanting to be a part of the parade would leave their house at 10:00 and go to the right, encircling both Bridlebrook and Copperstone. Participants might wish to put costumes on their dogs if they so desire. That would be up to them. We will discuss the specifics more at our October meeting so that we can communicate properly on social media.

- **Christmas plans and the pandemic's impact:** Gene mentioned that we should be thinking about what changes we might have regarding Santa, whether the fire engine will even be available, whether we will offer the typical food to participants, etc. Cynthia will contact Betty to check the Seminole County Fire Department to verify that, with the current pandemic, a fire truck would even be available. There is also the possibility of using a golf cart for Santa to go around the neighborhood. Social distancing would not allow for children sitting on Gene's lap. Further discussion will take place at our October meeting.

POA Report: The POA is struggling. It is still trying to find a vendor that is capable of the issues with our waterways. Dredging costs are around \$120,000, and that is only for the ponds in POA #1. There is not enough money to actually get the dredging done. It will continue to be a problem unless Seminole County gets involved.

Hospitality Committee: No packets were distributed.

Architecture Committee: 1453 Bridlebrook Ct.: A request was made to have the HOA issue an approval of a variance that would allow a privacy fence to be erected. This would then entail the resident to pay a fee and acquire the variance. The problem was that now that we have the Little Community Library, the resident felt that their privacy was questionable. The request was granted and a hard copy and email of this approval was given to the resident by Cynthia.

Violations Committee: 1397 Bridlebrook: cut the grass and edge along with removing cinder blocks from basketball structure (resolved); 453 Copperstone: mow, trim and edge with general yard maintenance (just given); 1413 Bridlebrook: mow, trim and edge with general yard maintenance (just given); 1334 Bridlebrook: boat parked out front and asked to remove (resolved); 1349 Bridlebrook: yard unkempt and needing attention (resolved)

Yard of the Month Committee: September: 437 Copperstone (David and Bridgette Harrison). Cynthia has written something for the December newsletter stating that our Yard of the Month contest runs only from April through September.

Other Business: There are no updates on the golf course though plans have been submitted. Debbie Bauer continues to keep the community abreast of "Save Deer Run" within NextDoor.

Board of Directors
Page 4
September 8, 2020

Drawing: (If there are 5 attendees, a drawing of a \$10 Walmart gift card will take place.) Jen Cheney was the winner of the drawing. Cynthia will inform Betty Spangler to forward the gift card to Jen.

Meeting was adjourned at 8:07 p.m.

Next meeting is scheduled for October 13, 2020.

Respectfully submitted,

Cynthia Greenwald