



Deer Run Homeowners Association #7A-B
The Terraces HOA Board Meeting
Tuesday, October 13, 2020

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

Guests Present: (via Zoom) Christian Howell (436 Copperstone), David Hollenbach (332 Copperstone), Jen and Matt Starchak (340 Copperstone), Marilyn Lopez (1424 Bridlebrook)

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

Secretary's Report:

- **Minutes of the September 8, 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 September 1, 2020 was \$9,090.10. No income for the month of September.
- There were no extraordinary expenses for September. All expenses were routine.
- Total expenses for September: \$346.50.
- Ending Balance for September 30, 2020: \$8,749.38, 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.

Halloween decorating of the two front entrances was individually discussed with Board members and the expense of \$100.00 was approved. Decorations were somewhat more costly, so Betty requested an additional expense of \$40.00

BOARD RATIFIED expense, not to exceed \$140.00, to decorate the two entrances for Halloween.

- Outstanding Assessments:

Betty Spangler reported that she again communicated with Progress Residential: Askim Ridgley on October 5, and Carol Mohon on October 6 and 8, regarding unpaid assessment for 1345 Bridlebrook Drive. Awaiting results. Amount due

through October 31st is \$162.40 which includes Assessment, Interest, and Court Filing Fees. Betty will continue to follow-up.

Gene Mills will contact Scott Zarnowski, 1492 Bridlebrook, regarding his outstanding assessment. Amount due through October 31st is \$162.40 which includes Assessment, Interest, and Court Filing Fees.

- \$10,000.00 CD at Wells Fargo

HOA's CD for \$10,000.00 is due to mature on October 14, 2020. Betty Spangler has scheduled an appointment on Friday, October 16 to review and discuss the best term option to renew and will advise the Board.

Treasurer's report was approved as written.

Old Business:

- **Update on community involvement with cleaning around the pond area and the PVC fence between Royal Oaks and The Terraces:** see POA report following
- **Update on Halloween decorating contest:** (see Treasurer's Report also) Each entrance ended up costing \$70 for the decorations. Ratification was given with approval for \$140 instead of the original \$100. Matt Starchak designed two signs and Betty had them laminated for a total cost of \$20 and this way the date can be changed each year and the signs reused. Gene, Betty and Cynthia will be the judges. Judging will take place on Tuesday, October 27th beginning at 7:30 p.m.
- **Update on Pet Parade:** tabled for our November meeting
- **Update on Seminole County fire truck availability and other pandemic considerations:** Betty has contacted her Seminole County contact with no response, so it appears that our typical use of a fire truck will not be an option. We will need to be creative in how we plan Santa's appearance in the neighborhood as a result of viral concerns. Typically, we would also have had available a "spread" of cookies, other goodies and drinks. This will not be a possibility with Covid-19. A couple of suggestions were made, including a cookie swap wrapped goody bags, etc., that could be handed out by Santa. David Hollenbach has a friend with a fire truck that could be decorated. It has attached a cart with 4 seats wherein, between the truck and cart, Santa could be sitting in it with "elves" actually passing out candy. Gene will email David with his phone number and hopefully, at our next meeting, we will come to the Zoom call with ideas. It has been determined that we will have Santa arriving on Tuesday, December 15th around 7:00 p.m. Gene will be available to be Santa again.

New Business: none to report

POA report: The past President of the POA, Manny Gonzalez, stepped down from that position. Gene offered to become an interim President until the next voting took place at the annual meeting. The good news is that the POA dues will not be increasing for 2021. There are some big changes taking place re the Deer Run golf course and, resultantly, *Save Deer Run*. The Deer Run golf course development planning is now on hold as it has been determined that there is value in the land as water and its wetlands. The County has confirmed that they are in the process of calculating the financials on this value. There is a huge well servicing the golf course. If Seminole County owned the land, it could get credit for the water. There is a very strong possibility that it could buy the land for \$3.6 million. Deer Run residents would then be a part of a passive park redevelopment (no lights, ballfields, etc.). There may be some minimal cost associated with this that would be passed down in the form of the residents being taxed a minimal amount of around \$40 to \$50 annually (this is the approximate amount the residents of Rolling Hills ended up being responsible for). The St. Johns Water District manages all of our water. Gene, as a private citizen, has already set up a meeting with commissioner Dallari. We expect that the mydeerrun.com website (which has currently got nothing on it) will keep the community up to date. Rusty Fennimore is willing to donate the domain name of mydeerrun.com to POA #1. No matter what, Gene believes that we can do far better than that done in the past regarding our waterways being kept up properly. He has a 5-year plan in connecting the community with 11 HOAs in POA #1 and 9 in POA #2. Gene went to a master gardener Seminole County extension class with educational information regarding fertilizer, soil, plants, etc., giving him information that will be helpful on how to properly maintain the waterways. This will allow for committee involvement. He wants to get the POA "fixed" first. Then, such issues as the lack of proper fence maintenance around our pond and other such matters can be responded to. A landscaping bid will be opened up for the landscaping that the POA is responsible for. There will also be brand new officers. The purpose will be to have a POA that is public and transparent. Someone asked what was going to happen to the pool and clubhouse. Gene stated that there was some discussion of a splash pad being made available to younger children in that the plumbing of the pool that is already there would make this a possibility. Within a 9-month period of time, there should be ample time to connect the community and HOAs and help guide the master plan of the park/land.

Hospitality Committee: none to report

Architecture Committee: 1416 Bridlebrook requested authorization to replace windows. Cynthia sent an email to the resident to inform them that as long as the windows were nothing out of the ordinary and a part of maintenance of the house, no authorization from the HOA was necessary.

Violations Committee: none to report

Other Business:

- **Bench:** Regarding the issue with the bench at our Little Community Library being moved around by a prankster, Betty conferred with her brother-in-law, who is a contractor, to be advised as to the most expeditious way to anchor the bench. It was recommended that 4 1/4" U-bolts made of stainless steel be used to anchor the bench with the usage of concrete. The bolts would need to be long in order to work. Christian said that she would look into getting galvanized U-bolts as Mike believed that this type would not rot. She could purchase these through her business, using Mike's HOA credit card. She'll let Betty know the results of her query.
- **Ending comments:** Betty reminded us that we will need to discuss the budget, assessment, pet parade, Christmas with Santa, nominations of Board members, etc. We are doubling our charge on estoppel fees in that other HOAs are charging more than \$100. She explained that the purpose of estoppel fees is that when a house is being sold, the title company must check with the applicable HOA (if there is one) as to amenities available in the neighborhood, how much HOA fees are, if there is a delinquency on the property with said assessments, etc. The seller pays for this service with the lender requesting it. Betty will need to recalculate our assessment fee for next year. 60% of our assessment fee (\$61.50) is paid out to the POA, which has been going up dramatically. Ours may go down this upcoming year. Within Deer Run's HOAs, The Terraces has the lowest assessment fees.

Drawing: (If there are 5 attendees, a drawing of a \$10 Walmart gift card will take place.) Marilyn Lopez of 1424 Bridlebrook was the winner.

Meeting was adjourned at 8:20 p.m.

Next meeting is scheduled for November 10, 2020.

Respectfully submitted,

Cynthia Greenwald