



Deer Run Homeowners Association #7A-B
The Terraces HOA Board Meeting
Tuesday, January 12, 2021

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

Guests Present: (via Zoom): Matt Starchak, Jen Cheney, Celia Walker

Meeting was called to order by Gene Mills at 7:35 p.m.

Secretary's Report:

- **Minutes of the November 10, 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 November 1, 2020 was \$7,908.30. Income for November and December: Estoppel Fees - \$150.00; Assessments - \$10,718.62.
- Extraordinary expenses for November and December included: Awards (Christmas gift cards, appreciation gift cards, monthly drawings cards) - \$425.00 / Copies & Printing (annual assessment letters, proxy, December newsletter) - \$283.59 / Landscaping (Sundew Irrigation, Sam Helman) - \$378.00 / Decorations (Halloween, Christmas, toys) - \$226.36 / Office Supplies (annual assessment envelopes) - \$54.56; Storage - \$676.32. All expenses were routine.
- Total expenses for November and December: \$2,330.64.
- Ending Balance for December 31, 2020: \$16,446.28, with all bills paid.
- \$10,142.12 CD is reported under "Contingency" on all Treasurer's Reports.
- Outstanding Assessments:

Year 2020: One remaining. 1345 Bridlebrook. This home is owned by a property management company. They have agreed to settle; however, check has not been received.

Year 2021: 15 unpaid to date. Betty will send "past due" letters next week.

- \$10,142.12 CD at Wells Fargo

Treasurer's report was approved as written.

Old Business:

- **Volunteer to judge of Yards of the Month:**

Faith Stanton has agreed to judge the Yard of the Month awards in general conversation; however, Gene will contact her to verify her acceptance.

- **Volunteer for Activities Director:**

In Cynthia's absence, it was agreed to table this subject until she is available to discuss. Jen may be interested; however, she would like more definitive information on what would be involved.

- **Update on Pet Parade:**

Mike Howell suggested that this event be organized by the Activities Committee and felt that the idea was an activity during COVID lockdown; however, the idea may have lost interest.

New Business:

- **Election of 2021 Board of Directors:**

After a count of proxy votes were tallied totaling 116 of 163 homeowners (71%), the following nominees were elected to the Board of Directors for the year 2021:

President - Gene Mills
Vice President - Michael Howell
Secretary - Cynthia Greenwald
Treasurer – Betty Spangler

- **2021 Budget Approval:**

After a count of proxy votes were tallied totaling 66 approvals and 1 disapproval, of 163 homeowners (71%), the 2021 Budget, as presented, was **APPROVED**.

- **Storage Facility:**

Betty reported that the current storage facility (5 feet x 5 feet) was too small for the HOA's needs. Items stored include: Files for each individual property, accounting documents, newsletters, minutes, violations, decorations for Halloween and Christmas, signs for Yard of the Month / Christmas / Holiday Lighting / Awards / Halloween / Garage Sales, etc. There is consideration for additional decorations. Annual cost for 5 feet x 10 feet unit is \$676.31 for the year 2021 versus \$575.16 for 2020.

BOARD RATIFIED, expense for annual storage for \$676.32.

▪ **BOARD RATIFIED:**

\$50 Appreciation Award – Jennifer Cheney

\$50 “Thank You” for using truck for Santa

▪ **Christmas Lighting Contest Winners:**

1st Place (\$50 Publix Gift Card) 344 Copperstone / Bryan & Diana Long

2nd Place (\$35 Publix Gift Card) 1436 Bridlebrook / Steven Charnas

3rd Place (\$25 Publix Gift Card) 1460 Bridlebrook / Marsha Griguoli

Honorable Mention (\$10 Publix Gift Card):

345 Copperstone / David & Beth Wilson

412 Copperstone / Brionne Vinson

12 95 Bridlebrook / Armando Martinez & Myrna Morles

Gene stated that there were a couple of complaints regarding the choice of winners by judges. It was agreed that these were somewhat “unfounded” complaints. Gene complimented judges for their efforts.

- Pinetree Village Clubhouse Rental: Rental of the Pinetree Village Clubhouse will be due in January for \$300.00. After discussion, it was agreed that our monthly meetings would continue on ZOOM. Gene will contact the Clubhouse to notify them that we would not be renewing. If, in the future, it was decided to again hold in-person meetings, Gene stated he was sure it would not be a problem to reinstate our rental agreement.
- Gene stated that a resident on Bridlebrook Court (on the pond) has requested that a sign be placed near the library box, restricting people from loitering before dawn and after dusk. Gene expressed concern that this resident may be overstepping his bounds of authority.

The current “No Fishing” sign needs to be replaced. An additional sign could be added to the same pole. It was agreed to revisit this and discuss at another meeting.

- Gene stated that plants have grown too high and are obstructing the lighting of the entrance signs, particularly at the Fallen Palm entrance. Sam Helman has been weeding and trimming these plants; however, has not been instructed to cut them back. Betty will contact Sam and request that he do a major cutting back of these plants.
- Monthly Meeting Signs: Because our monthly meetings are on ZOOM, reminder signs have not be placed each month at the entrances. Currently Cynthia posts

notices on Facebook and Nextdoor and Betty sends an email blast. Betty forgot to send one this month.

Mike Howell offered to design a layout for a sign that would include a "QR Code" which residents could scan with their Smart Phone to join a Zoom meeting without needing a link. Betty suggested that the sign be plastic and not use the metal signs that we currently have that are obsolete because they state that the meeting location as Pinetree Village Clubhouse. Matt also suggested adding the "QR Code" in the quarterly newsletter.

POA Report:

Gene stated that the POA has ambitious plans for the Deer Run community for 2021. First, he reported that the landscaping at the 7-11 island will have a complete makeover. This is partially due to the overgrown plants that are obstructing the view of vehicles entering Eagle Circle South.

Gene also stated that a major effort will be in place to clean up the waterways in Deer Run. This is ultimately a 1-2 year plan. The POA is researching construction companies to accomplish this dredging.

Regarding the Deer Run Country Club, Gene stated that Seminole County will be making a decision on the purchase of the property sometime between June and September. They are in the process of reviewing and doing cost analyses.

Mike Howell stated that he has noticed several traffic monitoring devices (car counting) along Eagle Circle and wondered if anyone knew why. It was thought that it has to do with the apartment complex on Red Bug Road and its impact on traffic in Deer Run.

Hospitality Committee: 328 Copperstone / Natalie and Elexida Paulino; 1412 Bridlebrook / Troyce Hundell and Rachail Avien.

Jen stated that she puts together Hospitality packages that include additional information and a gift. Betty suggested that Jen remit receipts of expenses so Jen will be reimbursed.

Architecture Committee: 357 Copperstone is in the process of sending a Request for Home Improvement form for a roof replacement; 340 Copperstone has been approved for an install of solar panels; 412 Copperstone has been approved for a paint change; 437 Copperstone has been approved for a paint change; 416 Copperstone has been approved to have a metal roof installed; 420 Copperstone has been approved to have a metal roof installed; 332 Copperstone has been approved for a roof replacement.

Violations Committee: Renter at 364 Copperstone has been parking an over-sized truck and trailer on street. Neighbors have complained. Parking of commercial vehicles on street is prohibited according to Section 14 of Covenants. Renter and homeowner were advised of violation on November 16, 2020. Neighbors report that it continues to be a

problem. After heated discussion with homeowner, Betty threatened get an attorney involved. Currently the situation has been resolved; however, if it continues, Betty will request approval to engage an attorney to write a letter; 461 Copperstone had a vehicle parking on the sidewalk in front of residence (resolved); 1397 Bridlebrook had an oversized commercial van parked on the street (resolved)

Other Business:

Matt asked if there were other internet companies in the area that would not be such a monopoly as Spectrum. After discussion, Mike will probably stay with Spectrum.

Drawing: No winners (under 5 attendees).

Meeting was adjourned at 8:30 p.m.

Next meeting will be held on Tuesday, February 9, 2021.

Respectfully submitted,

Cynthia Greenwald