



Deer Run Homeowners Association #7A-B
The Terraces HOA Board Meeting
Tuesday, March 9, 2021

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

Guests Present: (via Zoom): Matthew Starchak, Jennifer Cheney, Nancy ?

Meeting was called to order by Gene Mills at 7:31 p.m.

Secretary's Report:

- **Minutes of the February 10, 2021 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 February 1, 2021 was \$12,735.05. Income for February: Assessments - \$495.62; Estoppel Fees - \$100.00.
- Extraordinary expenses for February included: Accounting (Tax Preparation) - \$165.00; Copies / Printing (Monthly Meeting Signs & "Save Deer Run" Flyers) - \$121.18; Landscaping (Maintenance of Front Entrances) - \$150.00; Miscellaneous (Decorations for Christmas & Valentines) - \$57.70; Office Supplies (File Folders and Tabs) - \$50.80; Postage (Certified Letters) - \$21.00. All expenses were routine.
- Total expenses for February: \$834.62.
- Ending Balance for February 28, 2021: \$12,496.05, with all bills paid.
- \$10,155.14 CD is reported under "Contingency" on all Treasurer's Reports.
- Outstanding Assessments:

Year 2021: One: Lien will be filed March 19, 2021. Gene will contact the homeowner personally before the lien is filed. Betty will forward contact info to Gene.

Treasurer's report was approved as written.

Old Business:

- **Volunteer for Activities Director:**

Cynthia has confirmed with Jen Cheney that she has agreed to volunteer as The Terraces' Activities Director.

The Pet Parade will come under responsibility of "Activities Director". Other activities could also include Community Yard Sales and Decorating Front Entrances. Gene stated that "Activities" should be a collaborative effort where everyone could offer suggestions. Since there is still the challenge of COVID, Gene stated that there was no pressure at this time to schedule an event; however ideas were shared. Jen suggested a possible "Neighborhood 'Teddy Bear' (or other animal) Search", like a "Search and Find". She mentioned that this activity has been successful in other communities. The idea would be for residents to place a stuffed (or picture of) an animal in a window, and those walking around the community would try to spot the "animal".

An otter lives in The Terraces' Pond. He has been named "Pascal" on Facebook. It was suggested that it might be fun to search for a picture of an otter in windows.

Gene requested that "Activities" continue to remain as an agenda item at each meeting.

▪ **Pond Cleanup Status:**

Jen, Matt, Sam and Henry Starchak have been cleaning up The Terraces' pond of debris and have removed two "giant" bags of garbage from the pond. They will continue this effort. Jen stated that it would be helpful to have items such as a dense net, pinchers and waders to further clean the pond.

Betty suggested that Jen purchase what is needed and submit receipts for reimbursement. Matt stated that cost should not exceed \$20.00.

Gene presented Sam and Henry Starchak with "Certificates of Appreciation", and each received a \$10.00 Walmart gift card.

New Business:

▪ **Possible Request for Pinetree Clubhouse Reimbursement:**

Gene stated that Clubhouse Point has requested reimbursement of \$300.00 from Pinetree Village Clubhouse management for the 2020 annual rental fee. This was the cost to hold monthly HOA meetings at the facility. This space was not used due to COVID. Gene presented the possibility that The Terraces also request a \$300.00 reimbursement.

It was agreed to wait and see if Clubhouse Point was successful before pursuing further.

POA Report:

- **Deer Run Community:**

Gene reported that there has been major landscaping activity planned and taken place already throughout the Deer Run community since he has been President of the POA.

During Spring Break, the 7-11 island will be completely revitalized. It will be more attractive and more modern. Also, it will be less visually hazardous for vehicles entering and leaving that intersection.

Necessary tree removal, palm fronds trimmed, and healthy weed control of all ponds will start in April.

The Red Bug Road and Eagle Circle entrance will also have a major revitalization and the wall repaired.

He reported that 2/3 of the waterways have been cleaned up by Seminole County at their expense.

- **Deer Run Golf Course Status:**

Gene reported that the decision was approved at today's Seminole County Commission meeting for Seminole County to move forward with the process of analyzing the cost of purchasing the Deer Run Golf Course and determining what the MSBUs would be for a 10-year term. The County could possibly have amount of costs to relate to the community as soon as August.

Gene stated that the County had positive comments on the responses they received from the entire Deer Run Community of 3,000 residents. They indicated that they "know" the citizens of Deer Run want the County to proceed.

Also, a part of the proposal would be to remodel the existing clubhouse.

Hospitality Committee:

- No packets were given.
- Gene suggested that Jen give a hospitality packet to 1345 Bridlebrook. This is a rental property and is apparently occupied by new tenants. Betty stated that she had no way of knowing if, or when, a tenant moves in or out of a rental home.
- Gene also suggested that Jen prepare a "welcome" letter for his signature, as President, that includes information on activities that are planned during the year. This would be in addition to the note that Jen currently provides.

Architecture Committee:

1255 Bridlebrook/new roof and shingles/approved; 1295 Bridlebrook/change in exterior paint colors/approved; 1332 Bridlebrook/new shingles/approved; 357 Copperstone/new shingles/approved; 389 Copperstone/change color of trim/approved; 1453 Bridlebrook/new paint color/approved; 416 Copperstone/change in color/approved; 420 Copperstone/change in color/approved

Violations Committee:

1428 Bridlebrook/Trash receptacles and debris in view from street. Not resolved. It was agreed that there was not an acceptable follow-up for this type of violation.

372 Copperstone/Parking commercial vehicle in street. Resolved.

1271 Bridlebrook/Continuing issues with fence. Gene talked to the owner and code enforcement was also contacted. The fence issue is now resolved and minor cleanup should be completed by next week.

Other Business: None.

Drawing: There were not 5 attendees; therefore, there was no drawing.

Meeting was adjourned at 8:21 p.m.

Next meeting will be held on Tuesday, April 13, 2021.

Respectfully submitted,

Cynthia Greenwald