



Deer Run Homeowners Association #7A-B
The Terraces HOA Board Meeting
Tuesday, April 13, 2021

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

Guests Present: (via Zoom): M. H. Clark, Pete Mellen, Mike Scotchie, Karen Scotchie, Mary McCarthy, Jose Lopez, Marilyn Lopez, Lexi Brancaccio, David Hollenbach, Marsha Diebler, Jen Cheney, Matt Starchak

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

Secretary's Report:

- **Minutes of the March 9, 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 March 1, 2021 was \$12,496.05. Income for March: Assessments - \$36.00; Cash Back Credit - \$13.38.
- Extraordinary expenses for March included: Awards (Yard of the Month – 6 months @ \$25) - \$150 / (Appreciation – 2 @ \$10) - \$20; Copies / Printing (March Newsletter) – \$101.86; Liens (Clerk of Court) - \$10; Miscellaneous (St. Patrick's Day Decorations) - \$17.53; Postage (Stamps) - \$55. All expenses were routine.
- Total expenses for March: \$606.53.
- Ending Balance for March 31, 2021: \$11,938.90, with all bills paid.
- \$10,155.14 CD is reported under "Contingency" on all Treasurer's Reports.
- Outstanding Assessments:

Year 2021: One: 1425 Bridlebrook Drive; Lien filed March 23, 2021. Trying to avoid that; foreclosure is next step.

Treasurer's report was approved as written.

Old Business:

- **Update on Pine Tree Village Clubhouse Reimbursement:**

Discussion on requesting reimbursement for last year's rental fees, due to nonuse of the clubhouse for most of the year, is dependent on how Pine Tree Village responds to Clubhouse Pointe's request for the same. If Pine Tree Village agrees to reimbursement, then Gene will pursue the same for The Terraces. Issue will be discussed again in May.

- **Update on Deer Run Community and the Golf Course:**

Support for Deer Run Park was accepted by the County Commission. The Terraces' efforts to have letters with signatures were significant in the perception. The June 23rd vote may be extended, with more information and possible conclusion resolved by August or September. Gene stated that The Commission is very educated on how to buy the land for the best dollar.

- **Spring Garage Sale Status:**

Copperstone definitely had more participants than Bridlebrook Dr., with Bridlebrook Ct. experiencing a good activity level. Gene went around the neighborhood taking pictures and chatting with residents. He believes that 20 to 25 homes participated. He suggested that more directional signs be created to help shoppers locate additional sales throughout the neighborhood. He observed that some visitors only looked at Bridlebrook Ct. and then left the neighborhood, not realizing there were more sales. Currently, there are two large signs and one banner posted. Betty will create additional signs.

POA Report:

- **Discussion of Pond Cleanup:**

The POA has mowed around the pond. Residents have reported evidence of hawks and owls participating in lessening the rodent problem in the neighborhood. Osprey and black snakes have been spotted. In central Florida, there are also pygmy rattlesnakes. Jen has some general information on snakes that she will share in the June newsletter, with a link showing venomous and non-venomous snakes and accompanying pictures. Black racers are also very helpful to the environment and David Hollenbach will contribute a writeup for the newsletter.

- **General:**

Gene reported that the POA spent \$4,500 on the 7-11 island renovation. This includes replacing the irrigation and electrical systems. There will also be LED lights installed.

Regarding The Terraces' pond in particular, trees will be trimmed and removed by the pond and a stump will be ground down by 308 Copperstone near the pond.

There is a tree on the opposite side of the community library box that is leaning into another tree, that looks like it will fall soon, that needs to be taken out.

Algae is growing on the fence adjoining The Terraces, separating another subdivision, that needs to be cleaned up.

Seminole County did 3/4 of the work to clean out the waterways, saving the POA an additional \$45,000. The POA will be spending \$20,000 to complete the waterway cleanup and has approved a pond management company to look after the waterways on a monthly basis. There will be a miniature airboat that will be used to cover the aquatics, with our pond included, that will not harm ducks or other wildlife.

New Business:

- **Holiday Decorations for Front Entrances:** Betty continues to take advantage of seasonal sales (60% off) to add to the holiday decorations inventory (Easter, etc.) at much reduced prices.
- **Electrical Issues:** The electrical outlets at The Terraces' entrances trip the GFI's when seasonal lights are displayed. Mike Scotchie has reset them numerous times. Gene will contact an electrician to permanently resolve.

Hospitality Committee: 1441 Bridlebrook (new renter); Jen left a packet. She edited the welcome package letter for this and future packages.

Activities Director Report: Jen Cheney will write an article for the June newsletter, introducing herself as our new Activities Director. She suggested the possibility of an "Animal Search" and will include this in her article. The idea is to have residents display stuffed animals (bears, rabbits, etc.) in their front windows. It would be a "seek and find" experience with the children going from house to house, writing down the addresses and how many animals they find. The child submitting the most animals found would be the winner of a \$10 prize. The seek/find event would be for several weeks to allow as many children/parents to participate. Some other ideas would be a barbeque contest (Gene's suggestion) and a block party. Jen received some beautiful cuttings of plants from a neighbor. This type of sharing would be encouraged within the neighborhood. It would also encourage residents to take pride in their yards and to add plants at an inexpensive price. Lexi suggested a hot sauce challenge. Neighbors would be encouraged to contact Jen with any and all ideas which could be incorporated for future events.

Architecture Committee: 1366 Bridlebrook/change of color approved; 1296 Bridlebrook/change of color approved; 1332 Bridlebrook/new roof/approved; 357 Copperstone/new roof and change in paint color/approved

Yard of the Month: Faith Stanton volunteered to be the Chair of this event. Cynthia will create a writeup for the June newsletter regarding her contribution. April's winner is 472 Copperstone/Pete and Denise Konter

Violations Committee: 456 Copperstone/yard and general cleanup/just given; 1345 Bridlebrook for yard cleanup with weeds growing too high and generally unkempt/resolved/thank you note given; 1349 Bridlebrook for yard cleanup/effort made/

the yard has hardly any grass; 1412 Bridlebrook for leaves in yard and being generally unkempt/resolved/thank you note given; 1251 Bridlebrook/yard cleanup/in process; 388 Copperstone/yard needs mowing and generally unkempt/just given out today; 1428 Bridlebrook/yard unkempt/in process

Drawing: Jose Lopez was the winner of the drawing and will receive a \$10 Walmart gift card.

Meeting was adjourned at 8:28 p.m.

Next meeting will be held on Tuesday, May 11, 2021.

Respectfully submitted,

Cynthia Greenwald