



Deer Run Homeowners Association #7A-B  
The Terraces HOA Board Meeting  
Tuesday, May 11, 2021

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

Guests Present: (via Zoom): Marilyn Lopez, Jose Lopez, Jen Cheney, Matt Starchak, Dave Hollenbach, Chelsea Wallenquest

Meeting was called to order by Gene Mills at 7:32 p.m.

**Secretary's Report:**

- **Minutes of the April 13, 2021 meeting have already been read and approved by the Board.** The Minutes are available on the website: [www.theterracesatdeerrun.com](http://www.theterracesatdeerrun.com).

**Treasurer's Report:**

- Betty Spangler, Treasurer, reported: Beginning balance for April 1, 2021 was \$11,938.90. Income for April: Estoppel Fees - \$100.00.
- Extraordinary expenses for April included: Maintenance & Repair (Sundew Irrigation) - \$95; Miscellaneous (Decorations) - \$101.80. All other expenses were routine.
- Total expenses for April: \$466.76.
- Ending Balance for April 31, 2021: \$11,572.14, 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 April 23, 2021.

**Treasurer's report was approved as written.**

**Old Business:**

- **Update on Pinetree Clubhouse Reimbursement:** Clubhouse Point has not followed through on asking for reimbursement. Since so much time has passed, The Terraces has decided not to pursue reimbursement for the months not used in 2020 as a result of the pandemic. It would place an unnecessary financial burden on the Pinetree Clubhouse with an unexpected "debt".

- **Update on Electrical Issues at Front Entrances:** The HOA is planning to decorate the front entrances for the 4<sup>th</sup> of July. Betty requested hiring an electrician to fix our continuing GFI tripping issue. Chelsea Wallenquest recommended an electrician whose fees are reasonable.

**THE BOARD voted that Gene would contact Aries Electric at 407-540-8710 to resolve the issue.**

#### **New Business:**

- Cynthia suggested that she write a blurb in the newsletter stating that if a resident had just gotten married, or a baby was born, and they wished to share that information with the community, that they could email Jen Cheney, Activities Committee, at [jenreallystarchak@yahoo.com](mailto:jenreallystarchak@yahoo.com). Jen would write an article for the quarterly newsletter under "Community News" and include the info she received for the prior 3 months.
- Chelsea Wallenquest stated that she finally has a clear view of the pond now that the decaying tree in the back of her property has been removed. Comments were made by attendees on homes that had front yards with unsightly debris and homes that, generally, needed attention. These comments lead to discussion regarding other homes in the neighborhood that need repair, painting, mold removal, and general lawn maintenance. Gene stated that he is attempting to come up with an all-inclusive set of standards throughout POA #1, since other HOA's (11 total in our POA) have the same problems, to address this issue.
- Jen Cheney suggested establishing a group of concerned neighbors who would be interested in helping those who are unable to maintain their property, either because of financial or health reasons. Gene suggested naming the group, "Helping Hand". Betty commented that it would require established parameters in determining who is in need, what the definition of "in need" was, how much money would be spent, who the volunteers would be, how would they be recruited, duration of help, and other areas that would require consideration. Gene commented that this is an important topic that needs further thought and discussion. He requested that it continue to be added as an agenda item until resolved. Betty stated that, more times than not, positive results have resulted when a letter is written to a resident in violation of the Covenants.
- Gene suggested that there be no HOA meetings for July and August.

**BOARD APPROVED no HOA meetings in July and August of 2021.**

**POA Report:**

- Gene reported that the POA continues to work hard improving the Deer Run community. He stated that the Terraces' pond looks great. It has been cleaned and trees have been taken down.
- The right-of-way between Lake Howell and the bridge past the 7-11 on Eagle Circle has been cleared.
- Waterways throughout the community are continuing to be cleaned to resolve flooding and overgrowth.

**Hospitality Committee:** 488 Copperstone/Mark Rellova and Stephanie Fritz; 1382 Bridlebrook

**Activities Director Report:** none to report

**Architecture Committee:** 392 Copperstone/new shingle request for re-roofing/approved

**Yard of the Month:** 1284 Bridlebrook Dr./Chris and Katie McCall

**Violations Committee:** 1296 Bridlebrook/letter sent concerning building materials left on easement/resolved

**Other Business:** none to report

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

Meeting was adjourned at 8:35 p.m.

Next meeting will be held on Tuesday, June 8, 2021.

Respectfully submitted,

Cynthia Greenwald