



Deer Run Homeowners Association #7A-B
The Terraces HOA Board Meeting
Tuesday, June 8, 2021

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

Guests Present: (via Zoom): Mike Scotchie, Karen Scotchie, M. H. Clark, Pete Mellen, Matt Starchak, Jen Cheney, Sandy Ferris, Chelsea Wallenquest

Meeting was called to order by Gene Mills at 7:33 p.m.

Secretary's Report:

- **Minutes of the May 11, 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 May 1, 2021 was \$11,572.14. No income in May.
- Extraordinary expenses for May included: Printing (Covenants / Home Improvement Forms) - \$55.64; Landscaping (Sam Helman) - \$50.00; Miscellaneous (Gifts for Hospitality Packets / Decorations for Memorial Day and July 4th) - \$79.31. All other expenses were routine.
- Total expenses for May: \$453.56.
- Ending Balance for May 31, 2021: \$11,118.58, 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.

- **Change of Name on Credit Card:**

Mike Howell has resigned as newsletter publisher. Matthew Starchak will be taking over this responsibility. Betty Spangler made a motion that Matthew Starchak be issued a credit card to enable him to be responsible for printing the quarterly newsletter and other expenses associated with miscellaneous signage and publications as necessary. All receipts will be submitted to the Treasurer for validation and reconciliation.

The Board ratified the approval issuing Matthew Starchak a credit card for use in payment of miscellaneous printing and associated expenses for the HOA.

Treasurer's report was approved as written.

Old Business:

- **Update on Hiring an Electrician for GFI Tripping Issues:** At the present time, the GFI is not tripping with no problems appearing due to recent storms. If there is an issue in the future, it will be addressed at that time.
- **Update on Violations Issues:** Will be discussed in Violations section.
- **Update on Helping Hand Idea:** The idea of helping neighbors in need will be tabled for discussion in September.

New Business:

- **Vacancy of Position of Vice President:**

Mike Howell resigned as Vice President of the HOA. Jennifer Cheney, 340 Copperstone Circle, volunteered to fill the vacant position. A motion was made to nominate Jennifer Cheney as Vice President for the remainder of the term through December of 2021.

The Board ratified the approval of Jennifer Cheney as Vice President for the remainder of the term through December of 2021.

- **Vacancy of Position of Secretary:**

Cynthia Greenwald resigned as Secretary of the HOA. Matthew Starchak, 340 Copperstone Circle, volunteered to fill the vacant position. A motion was made to nominate Matthew Starchak as Secretary for the remainder of the term through December of 2021.

The Board ratified the approval of Matthew Starchak as Secretary for the remainder of the term through December of 2021.

- **Change of Signers for the Certificate of Deposit:**

Due to the resignation of Cynthia Greenwald, the Board held a Special Board Meeting on June 1, 2021 to approve changing the signers on the HOA's CD. Betty Spangler and Gene Mills met at Wells Fargo on June 4, 2021 to replace Cynthia's name, as signer on the HOA's CD, and added Gene Mills as a signer. In order to

accomplish this action, Betty had to also officially change the name of Officers on the Florida Division of Corporation's site, as required by Wells Fargo.

- **Fall Community Garage Sale:**

The official date of our Fall Community Garage Sale was schedule for October 9th with October 16th as the makeup date should it rain on the 9th. This information will be published in the newsletter.

- **Responsibility of Decorations for Front Entrances:**

Betty Spangler stated that she would like be relieved of the responsibility of decorating the front entrances for holidays, and requested volunteers to be involved with setting up and taking them down. Betty has also been purchasing decorations and would continue doing so. Chelsea Wallenquest volunteered to help with decorations. Gene will follow up with Jen and Chelsea.

POA Report: The cleanup of the waterways is complete. As a result, potential flooding will be reduced. The work on the Deer Run entrance sign has also begun with addressing the settlement issues by fixing and straightening the sign. Landscaping and lighting are also being updated. The owner of the golf course recently died of Covid. His death will delay Seminole County's determinations. There will be a Steering Committee Thursday, June 10th at 4 p.m.

Hospitality Committee: None to report.

Activities Director/Community News Report:

The Bear Hunt is gaining momentum with many residents involved in the fun. On June 15th, Jen will put in a folder in the Little Community Library box, containing the forms that participants can fill out, listing total sightings of various animals in windows, porches, etc. Each participant will win a stuffed animal from the Altamonte Springs Library, so everybody is a winner. June 30th is the last day of this activity.

Other Activities Mentioned: A Sidewalk Chalk Art Festival after the hurricane season; a plant swap with particulars being announced on Facebook and in the newsletter; and a suggestion was made for putting pictures on the HOA's Facebook page of neighbors, family pictures, etc. for those who would be open to doing so.

Architecture Committee: Mike and Karen Scotchie have volunteered to be on the Architecture Committee.

Current Report: 304 Copperstone/approval given for new roof/shingles; 1312 Bridlebrook/approval given for new roof and fresh paint with same colors; 1453 Bridlebrook/approval given to install a new roof; 390 Copperstone/approval given to install a new roof; 1292 Bridlebrook/approval given for new roof with the same color; 1332 Bridlebrook/approved paint colors change; 1287 Bridlebrook/a new fence approved

Yard of the Month (June): 393 Copperstone/Leonardo Avila and Michelle Dominguez

Violations Committee: There is a desperate need for volunteers in this very important area. A suggestion was made to use somewhat of a comical tone in giving “offences”, with the first contact being friendly in nature. Mike Scotchie will put something together. The intent is to create an overall culture shift within the community by pushing forward with positives within the community (decorations, activities, etc.). Getting more neighbors involved will make it easier to create this shift.

1362 Bridlebrook – Automotive materials on driveway that are visible from street/resolved; 388 Copperstone – Yard maintenance; 344 Copperstone –Yard maintenance; 1492 Bridlebrook – Pressure washing mold on side wall(s); 456 Copperstone – Yard maintenance; 1334 – Pontoon boat (parked in driveway and on street) visible from street; 1382 Bridlebrook – Boat in view from street (resolved)

Other Business: None to report.

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

Meeting was adjourned at 8:27 p.m.

Next meeting will be held on Tuesday, September 14, 2021.

Respectfully submitted,

Cynthia Greenwald