



**Deer Run Homeowners Association #7A
The Terraces HOA Board Meeting
Tuesday, January 11, 2022**

Board Members present: Gene Mills, Jenifer Cheney, Matthew Starchak, Betty Spangler

Guests Present: (via Zoom): Cynthia Greenwald, Faith Stanton, Celia Walker, Jose and Marylyn Lopez, Karen and Mike Scotchie, Dave Hollenbach, Chelsea Wallenquest, Heather Mahadasu, MH Clark and Pete Mellen

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

Secretary's Report:

- **Minutes of the November 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 November 1, 2021 was \$8,435.77. Income for November and December: 2022 Assessments - \$11,119.00; Estoppel Fees - \$200.00; Cash Back Credit - \$36.61.
- Extraordinary expenses for November and December included: Awards (Halloween, Santa, Firemen, Lighting Contest) - \$465.38; Printing (Annual Assessment Documents, December Newsletter) - \$318.08; Landscaping (Two Generations, Tim Adams for 1288 Bridlebrook) - \$715.00; Legal (Liens) - -\$20.00; Maintenance (Sprinkler) - \$162.00; Miscellaneous (Items for Christmas and Annual Meeting Prizes) - \$275.48; Office Supply (Thank You Cards, Envelopes) - \$43.37; Postage (Annual Assessment Mailing) - \$202.00; Utilities - \$55.74; Zoom - \$29.98.
- Total expenses for November and December \$2,247.03.
- Ending Balance for December 31, 2021: \$17,544.35, with all bills paid.
- \$10,155.90 CD is reported under "Contingency" on all Treasurer's Reports.
- **Outstanding Assessments:**
2021: All liens were satisfied.
2022: 137 – Paid (84%) / 276 – Unpaid (16%)

Treasurer's report was approved as written.

Old Business:

- **Yard of the Month – 2022**

Gene reported that Faith Stanton agreed to volunteer to select “Yard of the Month” awards for 2022. Awards are given in the months of April, May, June, July, August and September.

- **Activities Director -2022**

Gene reported that Jen Cheney agreed to volunteer as Activities Director for 2022.

- **Maintenance of Sidewalk Bordering Eagle Circle**

There is no water available onsite for pressure washing the sidewalk. Approximate area to pressure wash is 525’ x 6’. Jen suggested asking neighbors who border the wall for permission to use their water.

Jen and Gene to call/research vendors who have their own water tanks.

New Business:

- **Election of HOA Board of Directors for 2022:**

After a count 119 received proxy votes (73% of a possible 163 votes), the following nominees were elected to the Board of Directors for the year 2022:

President - Gene Mills
Vice President – Jen Cheney
Secretary – Matt Starchak
Treasurer – Betty Spangler

- **Approval of 2022 Annual Budget**

The following were the results of tallied proxy votes for the 2022 Annual Budget:

Total proxy votes tallied 119 (73%) of 163 homeowners: Approvals – 118 (66%); Disapprovals – 1 (0%); Not returned – 44 (27%).

The 2022 Annual Budget was APPROVED.

- **Ratify Annual Fee for Public Storage**

Annual fee to rent storage unit is \$843.48 for the year 2022. This is an increase of \$14.00 per month. Betty stated that a partial reason for the substantial increase is that the HOA rented a larger unit mid-year 2021.

BOARD RATIFIED expenditure of \$843.48 for rental of storage unit for the year 2022.

Activities Committee

- **Winners of Holiday Decorations Contest:**

1st Place	420 Copperstone	\$50.00	Lexi & Bryan Brancaccio
2nd Place	393 Copperstone	\$35.00	Leonardo Avila & Michelle Dominguez
3rd Place	1243 Bridlebrook	\$25.00	Amber Moore

Honorable Mention:

1361 Bridlebrook	\$10.00	Dana & Abby Allen
1436 Bridlebrook	\$10.00	Steen Charnas
308 Copperstone	\$10.00	Michael Hall & Reina Dargel

Winners received gift cards to Publix.

- **Proposed New Activities for 2022:** Next sidewalk chalk (Spring); Possible cookout (Fall) – Consensus to consider after COVID; Possible bounce house or movie night (Spring) – Jen researched renting a projector at an approximate cost of \$200-\$400. David Hollenbach offered use of his projector. Several locations were suggested.

POA Report:

- Refurbishing of Eagle Circle and Red Bug Road entrance has been completed with new lights and plants, at a cost of approximately \$8,000. Gene stated that removal of mold on brick structure cannot be accomplished until plants mature. He will consider using the pressure washing contractor The Terraces hires for its sidewalk.
- Gene stated that the POA has invested in Holiday lights to beautify the entrance during Christmas
- Discussion about car break ins. Gene looked into cameras/lights install for entrances. The approximate cost for The Terraces would raise assessment by 30% for solution. Possible POA solution of \$1 per resident if HOAs works together.
- New POA website this summer: “mydeerrun.com”.
- Seminole officially owns park/golf course in Jan. Next steps are to clean up park and clubhouse

Hospitality Committee:

- 336 Copperstone got welcome package
- 1425 Bridlebrook got welcome package
- 1445 Bridlebrook and 1218 Bridlebrook next to receive welcome packages

Architecture Committee:

- 336 Copperstone adding fence
- 1480 Bridlebrook adding new roof and 11’x17’ screen room

Violations Committee:

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- No new violations
- 2022 expectations - Jen to draft Spring letter

Drawing:

- Wine Basket - Celia Walker
- Movie-Night Basket - Heather Mahadasu,
- Gourmet Coffee Basket - Pete Mellen

Meeting_Adjourned: 8:37 p.m.

Next Meeting:

- Tuesday, February 8, 2022

Respectfully submitted,

Matthew Starchak