



**Deer Run Homeowners Association #7A  
The Terraces HOA Board Meeting  
Tuesday, March 8, 2022**

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

Guests Present: (via Zoom): Cindy Dancel, Karen Scotchie, Dave Hollenbach, Celia Walker

Meeting was called to order by Gene Mills at 7:42 p.m.

**Secretary's Report:**

- **Minutes of the February 8, 2022 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 February 1, 2022 was \$12,202.19. Income for February: 2022 Assessments - \$817.00 / Interest - \$20.00.
- Extraordinary expenses for February included: January & February Invoice from Two Generations - \$450.00.
- Total expenses for February: \$430.00.
- Ending Balance for February 28, 2022: \$12,609.19, with all bills paid.
- \$10,155.90 CD is reported under "Contingency" on all Treasurer's Reports.
  
- **Outstanding Assessments - 2022:**

Betty reported that five "Letters of Intent to File Lien" were sent, certified mail, on February 9, 2022. Two homeowners have paid. Remaining three are owned by management companies. One company paid \$110.00 but owes \$149.80. Betty returned the check and requested full payment. Betty will file liens by March 31, 2022.

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

**Old Business:**

- **Maintenance of Sidewalk Bordering Eagle Circle**

Betty contacted several companies on the internet regarding pressure washing the sidewalk bordering The Terraces. Although it was stated in the scope of work that they would have to provide their own water source, two companies that responded, had to decline. A message was left with another company that did have a water source; however, they have not responded.

Dave suggested we contact water company about possibly using hydrants

Possibly ask resident living close to sidewalk to fill water in truck for job, and reimburse them.

Gene to measure sidewalk for future requests/estimates.

▪ **Violations - 2022 Expectations**

Next steps for passing out pre-violation letters. Pass digital file to all HOA to print and distribute.

Dave discussed fence issue at 336 Copperstone. Owner installed a fence without submitting permit number. Approval from Architectural was contingent on submitting permit number. Fence was installed, without proper permitting, and is in the process of being replaced.

Gene suggested that a form be included with an Estoppel request that discourages management companies from buying homes in The Terraces for rental purposes. The form would state that a newly purchased home cannot be rented for two years. Gene has requested a sample form from Fairway Oaks Homeowner Association as a possible solution, without changing the Covenants. After form is received, Gene and Betty will discuss and make recommendations.

**New Business:**

- Need volunteer to weed front entrances. Sam Helman now lives in Daytona.
- Matt to post about weed front entrance request on Facebook group/Nextdoor and ask kids to help for money.

**Activities Committee**

▪ **Activities for 2022:**

**Sidewalk Chalk Festival:** April 2<sup>nd</sup> and 3<sup>rd</sup>. Mike and Karen Scotchie volunteered to be judges on April 3<sup>rd</sup>, if they are not busy. Betty will ask Pete if he wants to judge. If Mike and Karen are unavailable, Betty and Pete would judge.

**Spring Semi-Annual Community Garage Sale:** April 23<sup>rd</sup> with Rain Date of the 30<sup>th</sup>. Gene and Matt to post sign. Matt and Jen to post on Facebook and Nextdoor.

**Movie Night:** May 21<sup>st</sup>- Gene and Betty volunteered their backyards. Dave volunteered a screen and projector. Matt will look into renting popcorn machine. Matt to create flyer to distribute to the neighborhood.

**Cookout:** TBD. Follow-up in the fall.

**POA Report:**

- POA had meeting about Deer run park. Water way cleanup priority.
- Working with Seminole County.

**Hospitality Committee:**

- New residents- 1287 Bridlebrook. Jen to drop off welcome packet.
- Jen to pass out welcome packets to renters (when we are aware of them).

**Architecture Committee:**

- No new business

**Violations Committee:**

- 1394 Bridlebrook – Issue of growth in gutters and dead tree laying in front yard – RESOLVED.
- 1404 Bridlebrook – Issue of growth in gutters - RESOLVED

**Meeting\_Adjourned:** 8:39 p.m.

**Next Meeting:**

- Tuesday, April 12, 2022

Respectfully submitted,

Matthew Starchak