



**Deer Run Homeowners Association #7A**  
**The Terraces HOA Board Meeting**  
**Tuesday, April 12, 2022**

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

Guests Present: (via Zoom): Mike Scotchie, Jose Marylynn Lopez, Dave Hollenbach

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

**Secretary's Report:**

- **Minutes of the March 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 March 1, 2022 was \$12,609.19. Income for March: 2022 Assessments - \$146.00 / Estoppel Fees - \$100.00 / Cash Back & Interest - \$43.76.
- Extraordinary expenses for March included: Dept of State - \$61.25; Printing (March Newsletter & Violation Notices) - \$181.64; Misc (Welcome Packets) -\$52.36; Postage (Liens) - \$16.41 January & February Invoice Duke Energy - \$68.37.
- Total expenses for March: \$675.01.
- Ending Balance for March 31, 2022: \$12,223.94, with all bills paid.
- \$10,155.90 CD is reported under "Contingency" on all Treasurer's Reports.
- **Outstanding Assessments - 2022:**

Betty reported that two liens have been filed with Seminole County, Clerk of Court on March 31, 2022. 1374 and 1382 Bridlebrook Drive. Both homes are owned by management companies.

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

**Old Business:**

- **Maintenance of Sidewalk Bordering Eagle Circle**

Matt has met with Seminole County, they will not be responsible. Will only maintain broken/raised sidewalks.

Looking into contacting neighbors on Dashergreen and Fallen Palm to see if they can be reimbursed to let us use their water, especially if we only need to hire for 10% of the sidewalks that are really in need.

Betty will draft letters to 1440 Bridlebrook and 1404 Bridlebrook if we hire the contractor.

Perhaps use the same company that Dave Hollenbach used.

Dave will contact Seminole County to see if we can use a fire hydrant for water access to pressure wash.

Gene will look up herbicide with Steve Davis (lawn maintenance) to possibly solve issue.

Ask the company who is doing POA brick washing to see if they can also wash ours.

- **Violations - 2022 Expectations**

“Warnings” are being printed, and Matt and Jen are walking the neighborhood. Neighbors can also call or text Jen or Matt if they know of potential violations. Jen and Matt will determine if they should get a warning and they will drop it off.

336 Copperstone: Fence, Seminole County has been informed of the construction without permit.

### **New Business:**

Gene obtained a copy of an Amendment prepared for HOA #5 that adds a leasing prohibition and restriction to the Covenants. Betty to provide Gene with number of current rentals in the neighborhood and how many of these rentals are owned by management companies. Amendment restricts rentals of a homes for the initial 24 months of purchase.

Gene will contact Sarah Webner, attorney who would prepare the Amendment. Cost would be approximately \$1,000. Gene will verify that it will take 75% of lot owners to vote yes to approve. Betty stated that we currently have approximately 30% of homes that are rentals.

### **Activities Committee**

- **Sidewalk Chalk Contest:**

Winners: 320 Copperstone / 388 Copperstone / 1255 Bridlebrook

**BOARD RATIFIED, expense of \$30.00 for three awards for the Sidewalk Chalk Contest.**

- **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:** Due to conflicts in schedules, May 21<sup>st</sup> is not a good date for this event. It was agreed that June or July would be too hot. Tentatively discussed postponing until September.

**Cookout:** TBD. It was originally scheduled for the fall; however, due to change of date for Movie Night, this event may be tabled until next year.

**POA Report:**

More landscaping, pressure washing and cleaning up palms at front entrance.

3 Ponds are scheduled for cleanup.

Authorized repairs on wall.

Took down a tree on POA property.

Waterways are a concern, working to rectify and testing of water (\$1000).

**Hospitality Committee:**

Jen and Matt will check in on new renters.

Waiting for completion of renovations and move-ins on two Bridlebrook houses.

**Architecture Committee:**

460 Copperstone Paint request approved.

408 Copperstone Paint request approved.

**Violations Committee:**

- None, warnings will be going out. Jen and Matt requested that the Board let them know about any issues and they will follow up.

**Meeting Adjourned:** 8:21 p.m.

**Next Meeting:**

- Tuesday, April 12, 2022

Respectfully submitted,

Matthew Starchak