



Deer Run Homeowners Association #7A
The Terraces HOA Board Meeting
Tuesday, May 10, 2022

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

Guests Present: (via Zoom): Dave Hollenbach, Karen and Mike Scotchie

Meeting was called to order by Gene Mills at 7:31 p.m.

Secretary's Report:

- **Minutes of the April 12, 2022 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 April 1, 2022 was \$12,223.94. Income for April: There was no income.
- Extraordinary expenses for April: There were no extraordinary expenses.
- Total expenses for April: \$370.59.
- Ending Balance for April 30, 2022: \$11,853.35, with all bills paid.
- \$10,155.90 CD is reported under "Contingency" on all Treasurer's Reports.
- **Outstanding Assessments - 2022:**

Betty reported that there are two remaining liens: 1374 and 1382 Bridlebrook Drive. Betty has been in contact with management company for 1382 Bridlebrook and reported that payment should be received shortly. When received, she will issue a "Satisfaction of Lien."

Treasurer's report was approved as written.

Old Business:

- **Maintenance of Sidewalk Bordering Eagle Circle**

Work was performed by Lawntastic at a cost of \$105.00

BOARD RATIFIED, expense of \$105.00 to pressure wash sidewalk area at both entrances at Dashergreen and Fallen Palm.

- **Violations - 2022 Expectations**

1452 Bridlebrook Drive – Fallen down fence. Letter sent April 14, 2022 with follow-up letter May 3, 2022. Property is a rental. Gene will follow up with a phone call to owner.

- **Leasing Prohibition & Restrictions**

Gene and Betty met with Sarah Webner, attorney, who prepared a proposed Amendment to the Covenants (copies have been distributed to all Board members for review in preparation for discussion and approval).

The Amendment restricts rental of dwellings within The Terraces for an initial 24 month period following date the owner takes legal and/or equitable title to the property.

A written consent form would have to be signed and approved by 75% of the community. The next step would be to hold a “Special Board Meeting” to confirm the 75% approval, then the attorney will draft a certificate for the Board to sign to be recorded in public record.

BOARD APPROVED, going forward with obtaining signatures on “Consent” form to amend Covenants to include “Leasing Prohibition & Restrictions”.

An article will be included in June newsletter advising homeowners of the Board’s approval to add “Leasing Prohibition & Restrictions” amendment to Covenants and to inform them that they will be contacted to sign Consent form.

Gene Mills, Matt Starchak, Jenifer Cheney, Betty Spangler, Mike Scotchie and Karen Scotchie have volunteered to distribute information and collect signatures. Betty will ask Cynthia Greenwald, Jackie Vonesh, Joann Clymer and Gary Mircoff to volunteer. Karen will ask Cindy, a neighbor.

Betty will provide volunteers a list of homeowners to be contacted which excludes all rental homes.

Betty to send letters including Consent form and Exhibit to all homeowners not living in The Terraces, (excluding property management companies).

Gene suggested organizing a ZOOM meeting, perhaps next Tuesday, May 17th to discussed procedure for obtaining signature. Attendees will be given copies of Consent form and Exhibit.

Gene suggested a completion goal for obtaining signatures of June 30.

New Business:

- **Amendment to Covenants to Add Restrictions for Parking Boats and Other Large Vehicles**

This subject will be brought up for discussion at a future Board meeting after the "Leasing Prohibition & Restrictions" is resolved and completed.

- **Reminder: Board is not meeting the months of July and August**

Yard of the Month:

Month of April: 352 Copperstone – Marie Delcher

Month of May: 1453 Bridlebrook - Chelsea Desrosiers

Activities Committee

- **Spring Semi-Annual Community Garage Sale:**

Attendance was not as good as anticipated; however, it was a perfect day and there was a lot of traffic.

- **Future Events:**

October Community Garage Sale: Date TBD

Santa Comes To The Terraces – Betty to call Seminole County to reserve Fire Truck. Date scheduled for Tuesday, December 13th.

Movie Night: Tentatively scheduled for November 5th. Need time to organize.

POA Report:

The POA Board is actively correcting several issues in our Community that were deferred by the previous board.

- Pressure washing of our entrance sign is complete. New plants and mulch installed on the front island (Eagle Circle and Red Bug Road) and 7-11 island.
- Clean up of the Lake Sterling entrance will be completed as well as trimming all of the palms to the left as you enter Deer Run.
- The Board and HOA Representatives are actively working on our waterways with our vendor, AMS. This vendor is providing service to Sterling Park Homeowners Association on the other side of Eagle Circle for several years. POA #1 has made the waterways a top priority.
- David Hollenbach stated that the property behind 336 Copperstone needs mowing around pond. Gene to follow-up with POA.

Hospitality Committee:

- Several homes have been rented, but not occupied as yet: 428 Copperstone, 1345 Bridlebrook, 1353 Bridlebrook, 1407 Bridlebrook.

Architecture Committee:

- Approved paint – 457 Copperstone

Violations Committee:

- Jen reported that “warning notices” have been given to 3 homes—all have addressed.
- Gene stated that hurricane season is approaching and residents need to check for debris, trash cans, misc. be secured. He has written an article addressing this for the June newsletter.
- Garbage etiquette will also be addressed in the June newsletter.
- 1452 Bridlebrook Drive: Fallen down fence. Letter sent April 14, 2022 with follow-up letter May 3, 2022. Gene will call Rene as next step.
- Issues at 336 Copperstone: Trash left out, messy yard and side yard. Still no permit for the fence that was built. County has issued a notice of violation, but it has been over 30 days. Code enforcement will need to be involved. Violations will be discussed with Progress Management by Gene.

Meeting_Adjourned: 8:17 p.m.

Next Meeting:

- Tuesday, June 14, 2022

Respectfully submitted,

Matthew Starchak