



Deer Run Homeowners Association #7A
The Terraces HOA Board Meeting
Tuesday, June 14, 2022

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

Guests Present: (via Zoom): Teri and Bill Sterwart, Gene DeFelice, Eli Blachstein, Jose and Marylyn Lopez, Marie, M.H. Clark, Karen and Mike Scotchie

Meeting was called to order by Gene Mills at 7:30 p.m.

Secretary's Report:

- **Minutes of the May 10, 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 May 1, 2022 was \$11,853.35. Income for May: Assessments - \$110.00 / Estoppel Fees - \$100.00 / Interest of Lien - \$19.80.
- Extraordinary expenses for May: Awards – Yard of the Month - \$150.00 / Landscaping - \$105.00 (Lawntastic) / Supplies - \$24.05 (Lock for Storage) / Misc - \$100.00 (Gift Card).
- Total expenses for May: \$768.06.
- Ending Balance for May 31, 2022: \$11,315.09, with all bills paid.
- \$10,155.90 CD is reported under “Contingency” on all Treasurer’s Reports.

- **Outstanding Assessments - 2022:**

Betty reported that there is one remaining lien: 1374 Bridlebrook Drive. Lien for 1382 Bridlebrook has been paid, and “Satisfaction of Lien” filed with Seminole County.

Treasurer's report was approved as written.

Old Business:

- **Leasing Prohibition & Restrictions**

Packets of information including Consent Form and Exhibit A were distributed between 10 volunteers to canvass the neighborhood requesting signatures for approval or disapproval for adopting “Exhibit A” as part of the Covenants. Betty sent

copies of Consent Forms and Exhibit A to all homeowners not residing in The Terraces (excluding 11 homes owned by property management companies). She has also sent forms and exhibit to residents who have not be available when contacted in person by volunteers for Bridlebrook.

75% approval from homeowners is required to officially adopt Exhibit A into the Covenants.

Update on Response:

101 – Yes / 17 – No / 11 – N/A (Management Companies) / 33 – Potential / Need 17 more “Yes” to approve.

Everyone will return forms they have collected by Sunday night and give to Betty. Betty and Gene will discuss the best way to proceed on contacting those who were not available, either by letter, phone calls or emails.

Jen had questions about current residents that would like to buy a rental property in the neighborhood and other questions brought up by neighbors while handing out ballots.

How is this restriction of leasing property purchased by owners enforced?

Response: It is mostly handled at the estoppel stage where potential buyers are made aware of the prohibitions and restrictions before purchase. Gene further stated that it is the seller’s responsibility to provide copies of the Covenants to potential buyers, which includes the restriction.

Are there exceptions to restrictions for new owners (not management companies) who want to purchase for the purpose of investment?

Response: The Board’s main intent of restrictions is to eliminate the possibility of management companies purchasing properties in The Terraces. The Exhibit does allow the Board flexibility in determining some exceptions. Most of the exceptions are listed as “hardship” situations; however, there appears to be some flexibility in the statement, “the Board’s sole and absolute discretion.”

Gene firmly stated that if The Terraces allows more than 25% of the homes in the neighborhood to become rentals, than we lose the majority vote, and would jeopardize what the Board is trying to accomplish for The Terraces. He stated that, ultimately, property values will decrease. Renters do not have the same interest in the community as homeowners. There would be no point to operating the HOA with volunteers. It should be turned over to a management company.

New Business:

- No new business

Yard of the Month:

Month of June: 460 Copperstone – Kimberly Hawkins

Activities Committee

- **Future Events:**

October Community Garage Sale: Saturday, October 15 with October 22 rain date.

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. Jen will research renting cotton candy and popcorn machines. Owners of home on corner of Copperstone have agreed to allow event to take place on their property.

POA Report:

- Main focus is dealing with waterway issues. The POA has committed to doubling the budget to resolve. Also, palms were trimmed on POA property near Eagle Circle entrance.

Hospitality Committee:

- 1464 Bridlebrook (owners)
- 1287 Bridlebrook (owners)
- 364 Copperstone (renters)
- 1382 Bridlebrook (renters)

Architecture Committee:

- No new requests. New roof replacement on home, corner of Bridlebrook and Dashergreen. Official form was not requested.
- House painted at 1353 Bridlebrook. Betty verbally approved.
- Joann and Don Clymer, 1279 Bridlebrook, requested official approval for adding a cemented area, extending the width of their driveway to satisfy Seminole County requirements.

Violations Committee:

- Handed out 3 warnings. All satisfied. If warning has not resolved issue, Matt and/or Jen will notify Betty who will follow up with an official violation letter.

Drawing: MH Clark, 1432 Bridlebrook – winner of \$10 gift card to Walmart.

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Meeting Adjourned: 8:33 p.m.

Next Meeting:

- No meetings in July and August

Respectfully submitted,

Matthew Starchak