



**Deer Run Homeowners Association #7A
The Terraces HOA Board Meeting
Tuesday, September 13, 2022**

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

Guests Present: (via Zoom): Eli Blachstein, Jose and Marylyn Lopez

Meeting was called to order by Gene Mills at 7:32 p.m.

Secretary's Report:

- **Minutes of the June 14, 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 July 1, 2022 was \$9,598.16.

- No Income to report for July and August:
- Extraordinary expenses for July and August: Legal - \$210.00 (paid to attorney in finalizing amendment to Covenants) / Insurance - \$1,114.00 (general liability insurance).
- Total expenses for July and August: \$2,107.52.
- Ending Balance for August 31, 2022: \$7,490.64, with all bills paid.
- Gene questioned coverage of HOA's General Liability Insurance. Betty to forward copy of policy to Gene.
- \$10,155.90 CD is reported under "Contingency" on all Treasurer's Reports. Betty will research advantages to transferring funds to Money Market account.
- **Outstanding Assessments - 2022:**

Betty reported that there is one remaining lien: 1374 Bridlebrook Drive. Betty sent/resending certified letter.

Treasurer's report was approved as written.

Old Business:

- **Leasing Prohibition & Restrictions**

75% of vote received for ratification of rental restriction. Legal and state paid and up-to-date.

New Business:

- Halloween Contest – Judges / prizes- defer to October meeting
- Discuss “Painting Criteria” – 1243 Bridlebrook. It was agreed that further clarification was needed in order to approve future painting requests.
- Installation of Whole House Generator - 1389 Bridlebrook. Not HOA Boards issue.
- A redesign of the architectural application form- Jen, Betty, Mike to discuss perimeters, and revise form for Board approval.
- Betty to get meeting signs to Matt before next meeting.

Yard of the Month:

- July - Savannah Allen & Tim Kirk- 1412 Bridlebrook
- August -Regina Dargel & Michael Hall- 308 Bridlebrook
- September - Marty Ryals- 1405 Bridlebrook

Activities Committee

- **Future Events:**

- October Annual Community Garage Sale - Saturday, October 15
 - Matt to put out signs/Banner and Matt/Jen post to Facebook and Nextdoor
- Movie Night – Saturday, November 5
 - Jen will post to Facebook and Nextdoor.
 - November 5 is a Saturday, Jen to contact Beth to discuss clarification of the date.
 - Candy, drinks, to discuss at the next meeting
- Santa Comes to The Terraces – Tuesday, December 13
 - Ask Dave and Mike about playing Santa. Gene will get Santa outfit out, maybe cleaned for next person.

POA Report:

- Contractor that cleaned multiple ponds around Deer Run and the company that took care of spraying park will be working on the Terraces' pond next time they are doing work for Seminole County.

Hospitality Committee:

- Welcome bag for new owners at 389 Copperstone

Architecture Committee:

- Several approvals; however, Mike and Karen Scotchie are out of town. Report will be given at next meeting, October 11, 2022.
- 1432 Bridlebrook approved fence

Violations Committee:

- Letter or reminder letter to 1412 Bridlebrook about bundling sticks

Drawing:

Meeting_Adjourned: 8:16 p.m.

Next Meeting:

- Next meeting – Tuesday, October 11, 2022

Respectfully submitted,

Matthew Starchak