



**Deer Run Homeowners Association #7A  
The Terraces HOA Board Meeting  
Tuesday, January 10, 2023**

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

Guests Present: (via Zoom): Jose/Marylyn Lopez

Meeting was called to order by Gene Mills at 7:36 PM.

**Secretary's Report:**

- **Minutes of the November 9, 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 November 1, 2022 was \$4,488.48. Income for November & December: 2023 Assessments - \$11,008.00; Cash Back Credit - \$42.77.
- Expenses for November & December: Awards (Lighting Contest) - \$140.00; Printing (Assessment Mailing) - \$104.86; Maintenance & Repair (Sundew Irrigation) - \$192.00; Landscaping - \$300.00; Miscellaneous Expense (Christmas) - \$187.45; Supplies (Ink & Envelopes) - \$111.62; Postage - \$328.13 (PO Rental / Stamps / Certified Mail); Utilities - \$68.57; ZOOM - \$29.98.
- Total expenses for November and December \$1,462.61.
- Ending Balance for December 31, 2022: \$14,076.64, with all bills paid.
- \$10,155.90 CD is reported under "Contingency" on all Treasurer's Reports.

- **Outstanding Assessments:**

2022: Received payment of \$289.80 (2 years assessments, postage, court filing fees and interest) for 1374 Bridlebrook on January 3, 2023. All liens are now satisfied.

2023: 134 – Paid (82%) / 29 – Unpaid (18%)

Betty sent 29 "Overdue" letters on January 9, 2023, stating that if payment is not received by February 1, 2023, 18% interest will be charged (\$19.80). If payment is not received by March 1, liens will be filed.

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

**Old Business:**

- **Painting Criteria – Redesign Architectural Application Form**

Subject tabled for now. Schedule meeting to include Jen, Betty and Mike to discuss parameters for Board approval. Betty to forward Word document of existing form.

- **Decorating Front Entrances**

Cindy Dancel is currently handing decorating front entrances. Mike and Karen Scotchie have volunteered to help when needed.

- **All Signage – Redesign / Replace**

Plan for design/printing on as needed basis for events.

**New Business:**

- **Proxy Votes for 2023 Budget**

Results as of January 8, 2023:

Total proxy received – 114

Received, not completed (blank) – 5

12 Homes owned by Property Management Companies – 0 votes

Remaining – 32 possible approvals-

Approvals – 109 (67%); Disapprovals – 0

BOARD APPROVED 2023 Annual Budget

- **Election of HOA Board of Directors for 2023:**

After a count of 109 completed proxy votes (67% of a possible 163 votes), the following nominees were elected to the Board of Directors for the year 2023:

President: Gene Mills

Vice President: Jen Cheney

Secretary: Matt Starchak

Treasurer: Betty Spangler

BOARD APPROVED Slate of Officers for 2023 Board of Directors

- **Zoom Payment Update**

Moving to paying yearly to save money (17% discount). Gene to make payment and send confirmation to Betty.

- **Facebook**

Blowing up with new members and interactions

- **Gmail Organization/Responding Process**

Check with Karen about ideal architectural process

### **Activities Committee**

- **Jen posting on Facebook about looking for volunteers to take over Activities Committee.**

- **Holiday Lighting Decorations Contest Winners:**

1st Place	408 Copperstone	\$50.00	Dennis & Cynthia Dancel
2nd Place	412 Copperstone	\$35.00	Brionne Vinson
3rd Place	1279 Bridlebrook	\$25.00	Donald & Joann Clymer

Honorable Mention:

1452 Bridlebrook	\$10.00	Rene Milian & Wanda Abreu
1361 Bridlebrook	\$10.00	Dana & Abby Allen
308 Copperstone	\$10.00	Michael Hall & Reina Dargel

Winners received gift cards to Publix.

Sam and Mike Scotchie were the judges. Jen reported that 40 houses decorated this year with many being exceptional.

- **Volunteers Needed for Activities Committee:**

Jen and Matt will be searching to volunteers to accept some of the responsibility of organizing events. Jen will be posting on Facebook. Perhaps dividing up events...one person be responsible for a specific event.

- **Review of Holiday Movie Night**

Jen reported that the event was great. The Clymers loved hosting Holiday Movie Night, and Don Clymer loved being Santa and hopes to do it again.

It was agreed that the location next to the Clymers is a perfect place to hold future movie nights.

### **POA Report:**

- Terraces' pond improvement
- Holiday lights on islands. Gene stated that next year the POA will purchase more lighting and will be considering hiring professional installers to decorate.

- POA is coordinating with the POA/HOA attorney to organize a “Fine and Suspension” Board, comprised of 3 or more people who are not on the boards of their HOA. The intent is to legally establish fines of \$100 a day up to \$1,000. They will hear complaints from HOA Boards and individuals. Gene will be prepare a statement requesting volunteers.

**Yard of the Month:**

- Starts in April

**Hospitality Committee:**

- No news

**Architecture Committee:**

- 3 paint and roofing requests

**Violations Committee:**

- 1362 Bridlebrook – Still a problem. Betty suggested that Gene call Stephen or his father, Jack, again. Gene talked to Stephen before Christmas, and was told it would be resolved by the first of January. Betty stated that it has actually gotten worse. Gene stated that he didn’t know what else to do. The POA is working on a ‘Fine and Suspension” approach, but is a long way out. Betty stated that this situation was adversely affecting property value in the area.

**Other Business:** n/a

**Meeting\_Adjourned:** 8:21 pm

**Next Meeting:**

- Next meeting –February 14, 2023

Respectfully submitted,

Matthew Starchak