



**Deer Run Homeowners Association #7A  
The Terraces HOA Board Meeting  
Tuesday, February 14, 2023**

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

Guests Present: (via Zoom): Jose and Marylyn Lopez, Marie Delcher

Meeting was called to order by Gene Mills at 7:33 PM.

**Secretary's Report:**

- **Minutes of the January 10, 2023 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 January 1, 2023 was \$11,319.64. Income for January: 2023 Assessments - \$5,765.00; Interest - \$19.80.
- Expenses for January: POA Assessment - \$9,975.60; Printing (December Newsletter) - \$144.84; Landscaping - \$250.00; Liens – -\$30.00; Miscellaneous (Christmas Gift Bags & Popcorn Machine) - \$280.42; Supplies (Locks for Security) - \$42.07; Postage -\$20.00; Utilities - \$41.47; Website (Annual) - \$149.90.
- Total expenses for January - \$10,834.40.
- Ending Balance for January 31, 2023: \$6,270.14, with all bills paid.
- \$10,155.90 CD is reported under "Contingency" on all Treasurer's Reports.

- **Outstanding Assessments:**

2023: 157 – Paid (96%) / 6 – Unpaid (4%)

Betty sent 7 letters on February 1, 2023 to homeowners who have not paid 2023 assessment, stating that the payment was "overdue" and current amount due is \$129.80 through February 28, 2023. After March 1, a lien will be filed against delinquent homeowners for \$204.80. This includes 18% interest, court filing fees, postage (certified mailings), and an administrative fee. "Intent to File Lien" letters will be sent "Certified Mail" on March 1, 2023.

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

### **Old Business:**

- **Redesign Architectural Improvement Request Form**

Form has been revised to request more detailed information for roof replacement requests and an item for “miscellaneous” improvements and has been posted on The Terraces’ website.

- **Gmail Organization / Responding Process**

Gene and Matt will discuss when Gmail locks the account

### **New Business:**

- **April Community Garage Sale**

We will hold this event with Matt and possible volunteer to assist with signs. Jen/Matt to post to social media.

### **Activities Committee**

- **Request for Volunteers for Activities Committee**

Posted on Facebook and Nextdoor.com. No new volunteers. Specific tasks will be the goal for 2023.

### **POA Report:**

- **Update on “Fine and Suspension” Board:**

The Board has been busy planning for Spring. Electrical updates, new plants, and upgrades of irrigation for the islands are planned in the 2nd quarter. The Terraces pond should start looking better, as the vendor has special treatment during winter. The POA Board does appreciate the input received and will continue to resolve issues important to our community.

The Board had been approached regarding a community Board, of our residents, included in POA #1, to handle violations of Covenants or Bi-Laws for an individual HOA.

POA #1 Board will NOT be involved in this Committee.

Per Florida Statute, a Fines and Suspension Committee consist of a minimum of 3 individuals who are NOT of any Board or family members of Board members of HOA or POA. This Board listens to an HOA vs resident regarding a violation and approves

or denies fines if requested. Florida Statute has requirements to follow. The Committee is consulting with the same attorney of the POA and The Terraces. This committee doesn't expect many issues but does hope to help maintain property values. The Committee expects no more than 10 hours a year. If someone is interested in being a member, they are asked to contact Gene at: mills.gene@gmail.com. Your information will be forwarded to the Committee Coordinator. Everyone has a voice.

Questions, comments, or concerns, email: deerrunpoa1board@gmail.com

**Yard of the Month:**

- Starts in April

**Hospitality Committee:**

- N/A

**Architecture Committee:**

- Need update from Karen and Mike

**Violations Committee:**

- 1362 Bridlebrook – On going.

**Other Business:** Matt/Jen/Gene to contribute and assist in editing of current newsletter

**Meeting\_Adjourned:** 8:18 pm

**Next Meeting:**

- Next meeting –March 14, 2023

Respectfully submitted,

Matthew Starchak