



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

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

Guests Present: (via Zoom): n/a

Meeting was called to order by Gene Mills at 7:41 PM.

Secretary's Report:

- **Minutes of the February 14, 2023 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 February 1, 2023 was \$9,027.14. Income for February: 2023 Assessments - \$805.00; Interest - \$39.60.
- Expenses for February: FL Division of Corporations - \$61.25; Landscaping - \$330.00; Utilities - \$35.99.
- Total expenses for February - \$427.24.
- Ending Balance for February 28, 2023: \$9,444.50, with all bills paid.
- \$10,155.90 CD is reported under "Contingency" on all Treasurer's Reports.

- **Outstanding Assessments:**

2023: 160 – Paid / 3 – Unpaid

Betty sent 3 certified mail "Intent to File Lien" letters on March 1, 2023 to homeowners who have not paid 2023 assessment (2 of these properties are managed by the same Progress Residential). Current obligation is \$129.80. If not paid in 35 days, liens will be filed with the Seminole County Court on these 3 properties.

Treasurer's report was approved as written.

New Business:

- **1275 Bridlebrook-** Issue with neighbor's fence, Bougainvillea bush and rats

Activities Committee

- **Update Request for Volunteers for Activities Committee**

Posted on Facebook and Nextdoor.com

- **April Community Garage Sale**

Scheduled for Saturday, April 8th. In the event of rain, the date will be extended to Saturday, April 15th.

POA Report:

- **Update on "Fine and Suspension" Board:** No news and no new development.

Yard of the Month:

- Starts in April. Betty has given Faith Stanton six \$25 gift cards to Lowes and "thank you notes" for "Yard of the Month" winners for April, May, June, July, August, September.

Hospitality Committee:

- Jen will check in with Joanne Clymer about taking over hospitality and reaching out to neighbors about Sidewalk Chalk festival.

Architecture Committee:

- 1280 Roof Replacement
- 1412 Roof Replacement

Other Business:

Meeting_Adjourned: 8:28 pm

Next Meeting:

- Next meeting –April 11, 2023

Respectfully submitted,

Matthew Starchak