



**Deer Run Homeowners Association #7A
The Terraces HOA Board Meeting
Tuesday, June 13, 2023**

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

Guests Present: (via Zoom): Karen Scotchie, Mary L., Jose and Marylyn Lopez

Meeting was called to order by Gene Mills at 7:13 PM.

Secretary's Report:

- **Minutes of the May 9, 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 May 1, 2023 was \$8,178.43. Income for May: None.
- Expenses for May: Insurance - \$624.94; Landscaping - \$300.00; Utilities - \$34.30.
- Total expenses for May - \$959.24.
- Ending Balance for May 31, 2023: \$7,219.19, with all bills paid.
- \$10,305.47 CD is reported under "Contingency" on all Treasurer's Reports.

CD was due to renew May 14, 2023. Betty met with Wells Fargo representative to discuss best option for either renewal or conversion to money market account. She was advised to renew CD at the rate of 4.25%. CD was renewed on May 15, 2023 for 5 months.

- **Outstanding Assessments:**

There are 3 unpaid assessments for 2023. Liens were filed for \$129.80 each with the Seminole County Court on April 5, 2023.

Treasurer's report was approved as written.

Old Business:

- **Management Company**

Proposals (detail of responsibilities / cost)

- HOA Management Services, LLC
- VISTA Community Association Management
- Greystone Management Company

New Business:

- Betty to cancel post office box. Everyone will look for places to update the address.

Activities Committee

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

Nextdoor.com

POA Report:

- Sign in progress to being rebuilt

Yard of the Month:

- June: 1288 Bridlebrook – Han and Heather Rao (this is a rental property).

Hospitality Committee:

- 464 Copperstone Circle. Closing was May 31, 2023. Jen, perhaps Joann Clymer can give Hospitality Packet to new owners.

Architecture Committee:

- No report

Violations Committee:

- 336 Copperstone- Yard, gutters, trees- emailed property management with no response. Was told to call for best results.

Other Business: No report

Meeting Adjourned: 8:53 pm

Board of Directors
Page 3
June 13, 2023

Next Meeting:

- Next meeting –July 11, 2023

Respectfully submitted,

Matthew Starchak