



**Deer Run Homeowners Association #7A
The Terraces HOA Board Meeting
Tuesday, February 13, 2024**

Meeting was called to order by Stacy Eichel at 7:33 pm. She briefly reviewed the agenda.

Board Members Present: Stacy Eichel, Gene Mills, M. H. Clark, and Betty Spangler

Residents Present: Marie Delcher, Matt Eichel, Jose Lopez, MaryLyn Lopez, Tricia McElroy, and Jessica Webb

Secretary's Report (M. H. Clark)

The minutes of the January 9, 2024 meeting are available on the website, www.theterracesatdeerrun.com. Betty asked for clarification about the storage shed contents, which will be discussed in tonight's meeting. The minutes were approved by the HOA Board. In the future, M.H. will type minutes, send to the board for approval, and post on the website after they are approved.

Treasurer's Report (Betty Spangler)

- **Income and Expenses**

- Beginning Balance for January 1, 2024 was \$10,626.68.
- Income for January was \$2,024.00 for assessments
- Expenses for January: Accounting (State of FL – Div of Corporations) - \$61.25; POA Assessment (Annual) - \$10,301.60; Landscaping - \$300.00; Postage - \$66.00; Utilities - \$39.73; Zoom - \$159.90.
- Total expenses for January: \$10,928.48
- Ending Balance for January 31, 2024: \$8,668.20, with all bills paid.
- We also have a \$10,305.47 CD, which is reported under "Contingency" on all Treasurer's Reports.

- **Assessments**

- Year 2023: 1 lien for 1232 Bridlebrook Drive for \$204.80
- Year 2024: Of 163 homes, 158 have paid (97%) and 5 remain unpaid (3%). Those unpaid include 3 homeowners and 2 property managers.
- Total amount paid for 2024 Assessments is \$8,970.00.
- Betty has contacted all unpaid homeowners by letter, phone call, and/or e-mail. One homeowner contacted Stacy about paying the fees, but she has not paid them to date.
- Betty is requesting approval to send "Notice of Intent to File Lien" letters to the remaining unpaid assessments, if not paid by March 1. This would

give homeowners an additional 90 days to pay. After which, the lien would include the HOA assessment fee, court filing fees, postage, and an administrative fee.

Treasurer's report was approved as given.

Old Business (Stacy Eichel)

- **Public Storage Facility**

- Stacy has taken charge of the storage unit and has one key. Cindy Dancel or Bri Vinson has the second key. Stacy will check who has it.
- The storage unit houses HOA corporate documents, archived meeting minutes and financial records, correspondences, decorations, signs, and paint.

- **Newsletter and Social Media**

- Stacy writes the newsletter and distributes it via e-mail. It is sent quarterly or more often when there are special events.
- Stacy sent out a form to homeowners asking for current e-mail addresses.
- Betty is also keeping track of homeowners' contact information.
- Newsletter, email, and Facebook seem to be the best methods for communicating with homeowners.
- Eli Blachstein ensures that Facebook members are homeowners.
- Stacy posts meeting announcements, community events, birthday announcements, and pet profiles.
- We could also welcome new homeowners and renters in the newsletter.
- Please contact Stacy with any information you want to communicate to community members.

- **Volunteers for other committees and responsibilities**

- Stacy will contact Duke about decorating the front entrances.
- Independence Day is the next major holiday for which we will decorate the front entrances.
- Tricia McElroy will set up meeting signs on the Thursday before each monthly meeting.

New Business

- **Estoppels (Betty Spangler)**

- Betty has prepared four estoppels in the last two months. Two are complete (405 Copperstone and 476 Copperstone) and two are pending (396 Copperstone and 1251 Bridlebrook).
- Concerns about selling 476 Copperstone as an investment property have been resolved. It will not be rented, and the estoppel was completed.
- We do not know when these sales will close or when homeowners will move into the homes. Betty requests contact information for new homeowners, but does not often get it.

- **Website (Stacy Eichel)**

- Our current website host is managed by ProIT Hosting, which is located in Winter Springs. Stacy has tried to contact them by phone, e-mail, and support requests without success.
- Our e-mail address (contact@theterracesatdeerrun.com) is not working; it is not forwarding messages to answers4theterraces@gmail.com.
- If we cannot contact the host for our website, we have no confidence in maintaining the website. If we do not get a response from someone at ProIT Hosting, we will need to hire a new host company.
- Stacy will download all the documents on the website in case we need to rebuild a new website. Hopefully we can keep our current URL and e-mail.
- Until this is resolved, just use answers4theterraces@gmail.com as the e-mail contact for the Terraces HOA.

- **Terraces Sign (Betty Spangler)**

The floodlights on the Terraces entrance signs are not working. Previously, Mike Scotchie fixed the lights. We will ask him to look at them again.

- **Spring Events (Stacy Eichel)**

We would like to host a spring event –maybe something for Easter. The garage sale will be in May. Stacy will think about a Spring Fling.

Committee Reports

- **POA Report (Gene Mills)**

The most recent POA meeting was unproductive. There is no new information about fixing the entrance sign. POA will ask Seminole County to help clear Deer Run waterways.

- **Yard of the Month (Faith Stanton)**

- This begins in April
- No cash prize will be given; they will get a sign that recognizes the award.

- **Hospitality (Stacy reported for Joann Clymer)**

- Stacy revised the hospitality packets to include current information and acceptable paint colors for homes. Welcome packets were approved by the HOA Board.
- These will be printed for Joann to distribute
- No hospitality packets were distributed in January
- Information in the Welcome packets will be added to the HOA website.

- **Architecture (Stacy reported for Karen Scotchie, Mike Scotchie, and Nando Garcia)**

- 476 Copperstone: paint color approved

- **Violations (Betty Spanger)**

- 1362 Bridlebrook had a trailer parked outside his house for three or four days. Betty delivered a letter asking the resident to remove the trailer and

debris from the driveway. The trailer was removed but trash is still visible. Betty contacted the homeowner about removing the trash.

- Seminole County can be called to enforce home maintenance in some circumstances. We may need to impose fines for poor maintenance. There is a separate board for imposing fines.
- 1393 Bridlebrook did not get paint colors approved. Stacy will mail homeowners a letter about this along with paint swatches of suitable colors for homes.

Meeting Adjourned at 8:30 pm.

Next Meeting will be held on Tuesday, **March 12**, 2024