



**Deer Run Homeowners Association #7A
The Terraces HOA Board Meeting
Tuesday, March 12, 2024**

Meeting was called to order by Stacy Eichel at 7:32 pm. She briefly reviewed the agenda.

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

Residents Present: Eli Blachstein, Matt Eichel, Mary L., Dana, and Jessica Webb

Secretary's Report (M. H. Clark)

The minutes of the February 13, 2024 meeting have already been read and approved by the Board. They are available on the website, www.theterracesatdeerrun.com.

Treasurer's Report (Betty Spangler)

- **Income and Expenses**

- Beginning Balance for February 1, 2024 was \$8,668.20.
- Income for February was \$847.72 for assessments and \$300.00 for estoppel fees.
- Expenses for February: \$325.00 for landscaping and \$34.30 for utilities.
- Total expenses for February: \$359.30
- Ending Balance for February 29, 2024: \$9,456.62, with all bills paid.
- We also have a \$10, 684.16 CD, which is reported under "Contingency" on all Treasurer's Reports. It will renew on March 14, 2024.

- **Assessments**

- Year 2023: One lien for 1232 Bridlebrook Drive for \$204.80
- Year 2024: Of 163 homes, 160 have paid (98%) and 3 remain unpaid (2%). Those unpaid include one homeowner (1232 Bridlebrook) and one property manager (1231 Bridlebrook, and 1472 Bridlebrook).
- Betty sent "Notice of Intent to File Lien" letters, including accounting breakdown, to those who have not paid their assessments on February 19, 2024. If paid *within* 35 days (i.e., March 25, 2024), the amount due is \$136.30, which includes interest only. If paid *after* 35 days, the amount due is \$236.30 (which includes interest, postage, court filing, and administrative fees) and liens will be filed with Seminole County Clerk of Court.
- We will contact our attorney for other ways to ensure the fees get paid.

Treasurer's report was approved as given.

Old Business

- **Estoppels (Betty Spangler)**

Betty has prepared four estoppels in the last three months. Three are complete (405 Copperstone, 476 Copperstone, and 1251 Bridlebrook) and one is pending (396 Copperstone).

- **Public Storage Facility (Stacy Eichel)**

Stacy will contact Bri Vinson and Cindy Dancel about the second key, which will be given to Duke who has agreed to decorate the front entrances.

- **Volunteers for other committees and responsibilities (Stacy Eichel)**

- Duke who has agreed to decorate the front entrances.
- Stacy has contacted our attorney about creating a Fining and Suspension Committee. It must be made up of three homeowners who are not on the HOA Board. The attorney recommends that we charge \$100 a day as a fine, with a maximum fee of \$1000. Fines will only be given after three written notifications have been ignored. Procedures will be as follows: the first Violations Notice will be given, for which homeowners will have 7 days to resolve the violation; a second notice will be sent, which will allow for an additional 7 days to resolve the violation; and a third notice will be sent that gives another 7 days to resolve the violation. If a homeowner does not pay after three notices, they will be fined. If a homeowner objects to the fine, they may submit their argument to the Fining and Suspension Committee. The committee will decide if the homeowner must pay the violation fee. If the committee upholds the fine and the homeowner still does not pay it, the HOA will enforce it through a collections process or by placing a lien on the home. Stacy will document the process, send it to the HOA Board for approval, and post it on the website.

- **Website (Stacy Eichel)**

Stacy got in touch with our website host about our resolving the issues with our e-mail address (contact@theterracesatdeerrun.com). He is accessible and resolved some of our concerns. Stacy has backed up the website content in case we need to change providers. We have already paid for this year's services.

- **Terraces Signs (Betty Spangler)**

An electrician fixed the floodlights on the Terraces entrance signs. The light timer and photo cell were replaced. The cost is about \$66 for supplies from Lowe's.

New Business

- **Sprinklers (Betty Spangler)**

The timer for the sprinklers on Eagle Circle is not working. Betty called a technician to fix it.

- **Spring Events (Stacy Eichel)**

- Spring Fling will be held on March 23rd at the Clymer's house. It will be a potluck. Stacy created an Amazon wish list for those who want to donate. The HOA will provide \$100 to support the event. The request for money was approved.
- Spring garage sale will be on April 20th from 8:00 am to 2:00 pm. The signs are in the storage unit. Someone needs to post them at the entrances. This will be advertised on local social media.

- **Newsletter and Social Media (Stacy Eichel)**

- Newsletters are sent to homeowner's email addresses. They are also be posted on the website. Welcome packets, HOA forms, violations protocols, and event announcements are posted on the Terraces website.
- Ask homeowners to contact Stacy with any information you want to communicate to community members (announcements, community events, and pet or people profiles). Share experiences about contractors or service providers that you would recommend.

- **Door-to-door Solicitations (Stacy Eichel)**

- Door-to-door soliciting seems to have increased. Any solicitor in Florida must have a permit. Verify that any solicitors are legitimate.
- The HOA purchased new "No Soliciting" signs for the entrances. The expense for the signs was ratified for \$66.64.

- **Sinking grass (Stacy Eichel)**

An absent resident has leaking pipes that may be affecting the home's foundation. This home and those near it have sinking grass. The Department of Code Violations was contacted; they recommended that Seminole County check the soil. In the meantime, we may want to post warning signs to prevent injuries.

- **Credit Card (Betty Spangler)**

The HOA has two credit cards. Betty has one. Matt Starchak has the second one, which will be given to Stacy.

- **Cleaning Terraces Signs (Betty Spangler)**

The entrance signs need to be cleaned.

Committee Reports

- **POA Report (Gene Mills)**

The canal on Red Bug Road has been cleaned out. The POA is responsible for maintaining the waterways, landscaping, and islands in Deer Run. We need to find a service company to tend to the islands. Let Gene know if you see debris in our pond. The Deer Run sign has not been fixed. The insurance company has not paid the claim. Contractors are charging more than what the insurance company is willing to pay.

- **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)**

Joann has new hospitality packets. She has distributed one in the last month. We have four new homeowners, but move in dates are unknown.

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

- 405 Copperstone: fence was approved

- **Violations (Stacy Eichel and Betty Spangler)**

- Update on 1393 Bridlebrook: Paint colors were approved by Mike Scotchie. The homeowner followed all procedures correctly.
- Update on 1362 Bridlebrook: trash was removed and the fence was fixed. Unfortunately, the trash is beginning to accumulate again.
- Code enforcement is authorized to handle visible trash on property and disabled vehicles. Vehicles must have legal registrations for Code Enforcement to act. Calls must be reported for them to investigate.

Meeting Adjourned at 8:40 pm.

Next Meeting will be held on Tuesday, **April 9, 2024**