



**Deer Run Homeowners Association #7A
The Terraces HOA Board Meeting
Tuesday, April 9, 2024**

Meeting was called to order by Stacy Eichel at 7:33 pm.

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

Residents Present: Matt Eichel, Nando Garica, Kim Hawkins, Jose Lopez, MaryLyn Lopez, and Jessica Webb

Secretary's Report (M. H. Clark)

The minutes of the March 12, 2024 meeting were approved. They are available on the website, www.theterracesatdeerrun.com.

Treasurer's Report (M. H. Clark for Betty Spangler)

- **Income and Expenses**

- Beginning Balance for March 1, 2024 was \$9,456.62.
- Income for March was \$266.00 for assessments and \$25.95 in interest.
- Expenses for March: \$275.00 for landscaping, \$34.32 for utilities, \$100 for Spring Fling (to Joann Clymer), \$66.24 for "No Solicitation" signs, \$98.45 for maintenance and repair (sprinkler system), and \$34.92 for postage (Intent to File Liens).
- Total expenses for March: \$608.93
- Ending Balance for March 31, 2024: \$9,139.64, with all bills paid.

- **Certificate of Deposit**

We have a Certificate of Deposit at Wells Fargo as a contingency. Betty renewed it on March 14, 2024 for a 7 month-term at 4.75 Annual Percentage Yield. The prior term yielded a 4.25 APY. Our current balance is \$10,684.16.

- **Assessments**

- Year 2023: One lien for 1232 Bridlebrook Drive for \$204.80
- Year 2024: Of 163 homes, 161 have paid (99%) and 2 remain unpaid (1%). Those unpaid include 1232 Bridlebrook and 1472 Bridlebrook.
- Betty filed liens against the properties with Seminole County Clerk of Court on March 26, 2024.
- The amount due is \$236.30 each, which includes interest, postage, court filing, and administrative fees

Treasurer's report was approved as given.

Old Business

- **Estoppels (M. H. Clark for Betty Spangler)**

There is one pending estoppel for 396 Copperstone, which may not be sold immediately.

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

Bri Vinson has the second key to the storage unit.

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

- Pete Mellen has agreed to serve on the Fining and Suspension Committee.

- **Spring Events (Stacy Eichel)**

- Spring Fling was held on March 23rd. We had a good turn out and met several of our neighbors. We hope to meet more neighbors at our next event. Thank you very much to the Clymers for hosting the event.
- Spring garage sale will be on April 20th from 8:00 am to 2:00 pm. Stacy will advertise the event on local social media. The banner should be posted by Sunday, April 14th. The smaller signs should be posted a few days before the event.

- **Sinking grass (Stacy Eichel)**

Recent inquiries suggest that the sinking grass may be due to erosion from the utilities under the easement. Seminole County is responsible for maintaining the easement, but we may want to post signs warning people about the uneven terrain. Stacy will call Seminole County to fix this.

- **Credit Card (Stacy Eichel)**

Stacy has the second credit card, which may be used for HOA purchases.

New Business

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

Please contact Stacy with any information you want to communicate to community members (announcements, community events, birthdays, and anniversaries). Share experiences about service providers that you would recommend.

- **General Liability Insurance Policy (Gene Mills)**

We are currently in the process of renewing our general liability insurance. Gene is consulting with an insurance expert to see what changes need to be made from the current policy.

Committee Reports

- **POA Report (Gene Mills)**

The POA is currently taking bids for contractors to maintain the waterways in Deer Run. The pond in the Terraces will not be cleaned up; it is currently in good condition. They recently hired a contractor to maintain the landscaping in the islands and entrances. The Deer Run entrance sign has not been fixed, and the POA has not contracted a builder yet. The insurance company still has not paid the claim.

- **Yard of the Month (Stacy reported for Faith Stanton)**

The April Yard of the Month was awarded to 1279 Bridlebrook Drive

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

Joann has the new hospitality packets, but we don't know that any were distributed in March. Unfortunately, we don't know when new neighbors move in.

- **Architecture (Nando Garcia)**

316 Copperstone wants to add a screened patio enclosure. The application is pending until the permit number is obtained.

- **Findings and Suspensions**

None to report

- **Violations (Stacy Eichel)**

- Trash has accumulated on the front lawn of 1362 Bridlebrook. Betty has drafted a violation notice.
- The violations committee is giving out notices for unkempt lawns

Other

Owner at 460 Copperstone asked for a receipt for the HOA assessment dues she paid for 2024.

Meeting Adjourned at 7:57 pm.

Next Meeting will be held on Tuesday, **May 14**, 2024