



**Deer Run Homeowners Association #7A  
The Terraces HOA Board Meeting  
Tuesday, May 14, 2024**

**Meeting was called to order** by Stacy Eichel at 7:31 pm.

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

**Residents Present:** Matt Eichel, Tricia McElroy, Celia Walker, and Jessica Webb

**Secretary's Report (M. H. Clark)**

The minutes of the April 9, 2024 meeting were previously approved by the HOA board and are available on the website, [www.theterracesatdeerrun.com](http://www.theterracesatdeerrun.com).

**Treasurer's Report (Betty Spangler)**

- **Income and Expenses**

- Beginning Balance for April 1, 2024 was \$9,139.64.
- There was no income for April.
- Expenses for April: \$325.00 for landscaping, \$34.35 for utilities, \$20.00 to Seminole County Clerk of Court for liens on 1232 Bridlebrook Dr. and 1472 Bridlebrook Dr., and \$395.00 for maintenance and repairs (sprinkler system).
- Total expenses for April: \$774.35
- Ending Balance for April 30, 2024: \$8,365.29, with all bills paid.

- **Certificate of Deposit**

The current balance of the Wells Fargo Certificate of Deposit, which is maintained as a contingency, 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 (Betty Spangler)**

There were no estoppels for April, nor are there any pending. However, we have received \$450.00 this year in estoppel fees.

- **Spring Events (Stacy Eichel)**

The Spring Garage Sale was held on April 20<sup>th</sup> from 8:00 am to 2:00 pm. The banner was not hung, but Stacy put out small yard signs a few days before the event and advertised on local social media. Only a few residents participated. However, this tends to be a smaller event than the Fall Garage Sale. In the future, we will consider having only one per year (in the fall) and asking the decorating committee to post signs for the garage sales.

- **Sinking grass (Stacy Eichel)**

There are no updates on how to resolve the sinking grass. Stacy will contact Seminole County about this.

- **Sprinklers (Betty Spangler)**

The sprinklers on Eagle Circle between the entrance roads have been fixed.

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

The entrance signs need to be pressure washed. Stacy will arrange to have J do this. We proposed to pay them \$100 (in addition to the cost of cleaning supplies), which was approved by the meeting attendees.

## New Business

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

We are currently in the process of renewing our general liability insurance. No updates from Cathy, an insurance expert. We need to make sure there are no mortgage holders on the policy. The policy is for the neighborhood's protection, not an individual.

- **Newsletter and Social Media (M. H. Clark)**

- Please contact Stacy with any information you want to communicate to community members (announcements, community events, birthdays, and anniversaries). Hurricane season is two weeks away.
- Betty suggested an article for the newsletter about hurricane preparation.

- **Potholes (Stacy Eichel)**

Stacy contacted Seminole County Roads-Stormwater Division to fix the pothole on Bridlebrook Drive, near 1424 Bridlebrook. There is another pothole in Bridlebrook Drive near 1328 Bridlebrook. Stacy will ask them to fix this too.

- **Summer Meetings (Stacy Eichel)**

In the past, we have not always held HOA meetings in the summer. We decided that we will not hold them in July and August this year.

### **Committee Reports**

- **POA Report (Gene Mills)**

The POA islands have been cleaned. Plants and mulch will be added soon. There are no updates on the Deer Run entrance sign.

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

The May Yard of the Month was awarded to Jaclyn and Michael Walter at 372 Copperstone.

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

Joann gave a hospitality packet to Nory at 1251 Bridlebrook Dr.

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

No permit was needed for patio screen for 316 Copperstone.

- **Fining and Suspension Committee**

We now have a full committee. There were no disputes for April.

- **Violations**

- 1362 Bridlebrook has removed the trash from the driveway. However, there has been a boat parked in front of the house for several days. Stacy will send a violations notice to the homeowner about the new violation.
- The violations committee is giving notices to homeowners about unkempt lawns

**Meeting Adjourned** at 7:08 pm.

**Next Meeting** will be held on Tuesday, **June 11, 2024**