



**Deer Run Homeowners Association #7A  
The Terraces HOA Board Meeting  
Tuesday, June 11, 2024**

**Meeting was called to order** by Gene Mills at 7:32 pm.

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

**Residents Present:** Jen Cheney, Jose Lopez, MaryLyn Lopez, Karen Scotchie, Mike Scotchie, and Matt Starchak

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

The minutes from the May 14, 2024 meeting were approved by the board. The meeting attendees also agreed to accept the minutes, which are available on the website, [www.theterracesatdeerrun.com](http://www.theterracesatdeerrun.com).

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

- **Income and Expenses**

- Beginning Balance for May 1, 2024 was \$8,365.29.
- There was no income for May.
- Expenses for May: \$ 275.00 for landscaping, \$34.35 for utilities, and \$176.18 for liability insurance.
- Total expenses for May: \$485.53
- Ending Balance for May 31, 2024: \$7,879.76, 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**

- Unpaid Assessment for 2023: One lien on 1232 Bridlebrook Drive for \$204.80
- Unpaid Assessment for 2024: Liens on 1232 Bridlebrook and 1472 Bridlebrook Drive for \$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 in May. However, there was one request in early June for 1341 Bridlebrook Drive.

- **Cleaning Terraces Signs (M. H. Clark)**

J will clean the entrance signs next month.

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

Insurance rate did not change from last year. We removed mortgagees from the policy, since they should not be covered. The policy premium was paid in May.

- **Potholes (M. H. Clark)**

Seminole County Roads-Stormwater Division fixed the potholes in Bridlebrook Drive (near 1424 and 1328) in the first week of June.

- **Summer Meetings**

We will not hold HOA or POA meetings in July and August.

## New Business

- **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). We had a few birthday announcements in the last week.

## Committee Reports

- **POA Report (Gene Mills)**

The POA islands have been landscaped (i.e., plants were trimmed and mulch was added). Cleaning waterways is a priority for the POA. However, it is normal for ponds to look a little overgrown in the summer. There are no updates on the Deer Run entrance sign.

- **Yard of the Month (M. H. reported for Faith Stanton)**

The June Yard of the Month was awarded to Lenora Lester at 1251 Bridlebrook Drive.

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

No hospitality packets were given in May.

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

- Request was made to paint the exterior of 429 Copperstone Circle. Stacy sent HOA paint samples to homeowner. Nando is evaluating this request.

- Requests were made to replace fences for 1420 and 1424 Bridlebrook Drive. The front of the fences will be even with those of the neighboring homes. Nando is evaluating this request.
- Gene clarified that fences can only be built as far as the front edge of the house.

- **Fining and Suspension Committee**

There were no disputes for May.

- **Violations**

- 1362 Bridlebrook: Betty contacted the homeowner (by text) regarding the boat that was parked at the residence for an extended time and unsightly debris in front of garage door and along sidewalk approaching front door. Also, the wall of the house facing the sidewalk is unpainted and mold is prevalent. Betty mentioned to Stacy that each of these would qualify for separate violations notices. However, Betty's text was an informal warning. Since then, the boat has been moved and trash and debris were removed for a short time. Betty contacted the homeowner a second time about five tires that were still stacked in front of the garage door. The homeowner replied that (a) the tires have been sold and should be gone shortly and (b) he would address painting the wall this past weekend. However, as of June 11th, neither have been done. The resident has again started accumulating miscellaneous stuff in front of the garage, including coolers and cans. Betty asked that the violations committee give an "official" violation notice to the homeowner and second and third notices each week if corrections are not made. If these issues are not addressed after three notices, we will start the fine process of \$100 per day. The violations committee stated that they have already given the resident two violation notices about the trash and the boat. The most recent one was given last week.
- 1404 Bridlebrook: Betty has asked the violations committee to give a "first" violation notice to the homeowners for mold on the side of the house, which is visible from street, and vegetation growing in gutters. We will give them a little extra time to work on them.
- 1393 Bridlebrook: Betty asked Stacy to request that the violations committee give a "first" violation notice to the homeowners for a lack of yard maintenance. However, they recently mowed and trimmed the yard, so no violation notice needs to be issued.

**Meeting Adjourned** at 7:22 pm.

**Next Meeting** will be held on Tuesday, **September 10, 2024**