



**Deer Run Homeowners Association #7A
The Terraces HOA Board Meeting
Tuesday, September 10, 2024**

Meeting was called to order by Stacy Eichel at 7:37 pm.

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

Residents Present: Ha Benacquisto, Justin Benacquisto, Bao Bui, Marie Delcher, Nando Garcia, Mary Hilbert, Jose Lopez, MaryLyn Lopez, Patricia McElroy, Karen Scotchie, Mike Scotchie, and Jessica Webb

Secretary's Report (M. H. Clark)

The minutes from the June 11, 2024 meeting were approved by the board and are available on the website, www.theterracesatdeerrun.com.

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

- **Income and Expenses**

- Beginning Balance for July 1, 2024 was \$7,205.40.
- Income for July and August was \$686.10; which included \$225.50 for assessment fees, \$300.00 for estoppel fees, and \$160.60 for interest and administrative fees.
- Expenses for July and August was \$2,303.15. This included \$1,666.44 for insurance, \$600.00 for landscaping, \$3.00 for office supplies, and \$68.71 for utilities. Credits included \$20.00 for liens and \$15.00 for postage.
- Ending Balance for August 31, 2024: \$5,588.35, with all bills paid.
- Interesting Note: The account balance this time last year (August 31, 2023) was \$5,147.36, so we are doing well.

- **Certificate of Deposit**

The current balance of the Wells Fargo Certificate of Deposit, which is maintained as a contingency, is \$10,684.16.

- **Assessments**

- The 2023 and 2024 assessments for 1232 Bridlebrook Drive have been paid. Liens were satisfied for \$204.80 and 136.30.
- Unpaid Assessment for 2024: Lien remains on 1472 Bridlebrook Drive for \$236.30.

Treasurer's report was approved as given.

Old Business

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

There were no estoppels in July and August. None are outstanding. To date, the HOA has received \$750.00 in estoppel fees.

- **Sinking grass (Stacy Eichel)**

There is no new information on this

- **Cleaning Terraces Signs (Stacy Eichel)**

J has cleaned the entrance signs and they look great.

New Business (Stacy Eichel)

- **Holiday Decorations**

We have asked Duke to decorate the entrances for holidays. We will check with him about decorating for fall.

- **Halloween Decorations Judging**

We will ask Cindy Dancel if she will judge the Halloween decorations this year. We will announce winners, but give no prize money – just bragging rights.

- **Holiday Party**

- We will ask the Clymers if they are willing to host the holiday party this year. Contact the HOA if you want to contribute.
- Jessica Webb may be willing to show a movie on her house again.
- If we want our own fire truck to drive through the neighborhood, we will need to make a donation to Seminole County. Otherwise, we could just have the Deer Run Santa Run. Stacy recommends that we arrange for a separate visit to ensure that Santa's firetruck passes every house in the Terraces.

- **HOA Board Members**

Stacy introduced and welcomed Ha Benacquisto, who has offered to take over as the HOA vice president for next year.

- **Newsletter and Social Media**

Please contact Stacy with any announcement you want make to community members.

Committee Reports

- **POA Report (Gene Mills)**

- Despite external pressure from other Deer Run HOAs, the entrance sign on Eagle Boulevard has still not been fixed. The POA is currently waiting

on the insurance check needed to pay for the repairs. We hope to have the sign rebuilt by next year.

- The POA Board will next meet on September 11th.
- The POA has budgeted \$22,000 to clean the waterways throughout Deer Run. The ponds were recently dredged. However, another company will need to be hired to maintain the ponds.

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

- The July yard for the month was awarded to David and Bridget Harrison at 437 Copperstone.
- The August yard for the month was awarded to Brad and Anneliese Frank at 1342 Bridlebrook.
- The September yard for the month was awarded to Gene and Sheri Defelice at 368 Copperstone.

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

No hospitality packets were given in July and August. Joann will distribute packets to new residents.

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

- After three years on the architecture committee, Karen and Mike Scotchie will step down. Thank you for your service! Nando Garcia will take over.
- Ha Benacquisto asked if the committee needs to approve adding a shed to their yard. This may be up to Seminole County.

- **Fining and Suspension Committee**

There were no disputes for June, July, or August.

- **Violations**

- Most violations are for unkempt grass and are resolved quickly.
- Seminole County should be notified if a car or boat does not have a tag.
- Our current policy for violations is to give up to three consecutive notices (one every seven days) until the violation has been resolved. If it has not been resolved after 21 days, a fine will be issued.
- Unfortunately, it is difficult to keep track of long-term violations especially if a single property has various violations. To keep track of violation statuses, the violations committee will notify Stacy and Betty of each violation notice that is issued. Stacy will create a Google form to track violations, which will be shared with all HOA board members.
- For those who want to help with violations, they will be given the violation notice forms. Forms must be put in door jamb (do not tape it to the door).

Meeting Adjourned at 8:15 pm.

Next Meeting will be held on Tuesday, **October 8, 2024**