



**Deer Run Homeowners Association #7A
The Terraces HOA Board Meeting
Tuesday, January 14, 2025**

Meeting was called to order by Stacy Eichel at 7:36 pm.

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

Residents Present: Ha Benacquisto and Jessica Webb

Secretary's Report (M. H. Clark)

The minutes from the November 12, 2024 meeting were approved and are available on the website, www.theterracesatdeerrun.com.

Treasurer's Report (Betty Spangler)

- **Income and Expenses**

- Beginning Balance for December 1, 2024 was \$2,991.18.
- Deposits for December were \$10,306.19. This included \$10,080.00 for 2025 Assessments, \$115.50 for 2024 Assessments (Satisfaction of Lien), and \$110.69 in interest and a cash back credit.
- Expenses for November and December were \$977.26.
 - This included \$50.00 for an award for Santa, \$259.88 for printing assessment documents, \$260.00 for maintenance and repair (Sundew Irrigation), \$325.00 for landscaping, \$50.00 for miscellaneous (Holiday party) expenses to Joann Clymer, \$6.27 for postage, and \$69.05 for utilities.
 - This also included two credits: \$10.00 for liens and \$32.94 for returned office supplies.
- Ending Balance for December 31, 2024 was \$12,320.11, 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**

- 2024: There are no outstanding assessments. The lien for 1472 Bridlebrook Drive (\$136.30) was paid in full on December 23, 2024.
- 2025: 128 of 163 (79%) assessments have been paid and 34 remain unpaid.

Treasurer's report was approved as given.

Old Business (Stacy Eichel, unless otherwise noted)**• Estoppels (Betty Spangler)**

- There were no estopples for December.
- One for 436 Copperstone was paid on January 8, 2025.

• Holiday Party

Thank you to Don and JoAnn Clymer for hosting the holiday party on December 14th. We had a great time, but not a lot of people attended. Let's do this again.

• Public Storage Facility

- Stacy and Ha currently have keys. Ha does the decorations. We may borrow Stacy's when someone else needs it.
- The current storage unit is convenient, but expensive. We will look for another one that is more affordable.

New Business**• Election of HOA Board of Directors for 2025 (Betty Spangler)**

- The results of tallied proxy votes for the HOA Board of Directors:
 - As of January 14, 2025, 88 of 163 homeowners submitted votes.
 - 88 (100% of received proxy votes) approved the election of nominees as presented. Due to on-line banking, homes owned by management companies, ballots not completed, and those ballots not returned to date, 75 ballots were not accounted for.
 - While additional votes may come in later, given that 100% of those receive approved the new board, Betty recommended that the directors on the ballots be approved.
- The HOA Board approved the 2025 slate of directors as follows:
 - President – Stacy Eichel
 - Vice President – Ha Benacquisto
 - Secretary – Open Position
 - Treasurer – M. H. Clark

• Proxy Votes for 2025 Annual Budget (Betty Spangler)

- As of January 14, 2025, 88 of 163 homeowners submitted votes.
- 87 (99% of received proxy votes) approved the 2025 Budget as presented. One (1% of received proxy votes) disapproved the 2025 Budget as presented.
- The HOA Board approved the 2025 Annual Budget as presented.

• HOA WELLS FARGO BANK ACCOUNTS (Betty Spangler)

- Business Deposit Account #2079060071312
 - Due to the resignations of Gene and Betty, the new Board of Directors recommended that both Eugene D. Mills and Elizabeth M.

- Spangler be removed as signers on Wells Fargo's Business Deposit Account (#2079060071312), effective January 14, 2025.
 - The HOA Board approved the removal of signers: Eugene D. Mills, Vice President, and Elizabeth M. Spangler, Treasurer from the Wells Fargo's Business Deposit Account (#2079060071312), effective January 14, 2025.
 - The new HOA Board of Directors recommended that M. H. Clark, Treasurer, and Stacy Eichel, President, be added as signers on Wells Fargo's Business Deposit Account (#2079060071312), effective January 14, 2025.
 - The HOA Board approved adding Margaret Hilary Clark, Treasurer, and Stacy Eichel, President, as signers on the Wells Fargo's Business Deposit Account (#2079060071312), effective January 14, 2025.
- Business Time Account (CD) #3392435099
 - Due to the resignations of Gene and Betty, the new Board of Directors recommended that both Eugene D. Mills and Elizabeth M. Spangler be removed as signers on Wells Fargo's Business Time Account (CD) #3392435099, effective January 14, 2025.
 - The HOA Board approved the removal of signers Eugene D. Mills, Vice President, and Elizabeth M. Spangler, Treasurer from the Wells Fargo's Business Time Account (CD #3392435099), effective January 14, 2025.
 - The new HOA Board of Directors recommended that M. H. Clark, Treasurer, and Stacy Eichel, President, be added as signers on Wells Fargo's Business Time Account (CD, #3392435099), effective January 14, 2025.
 - The HOA Board approved the adding of signers: Margaret Hilary Clark, Treasurer, and Stacy Eichel, President, be added as signers on the Wells Fargo's Business Time Account (CD, #3392435099), effective January 14, 2025.
- Signify Business Essential Mastercard #5586 6809 2281 7382
 - Due to the resignation of Elizabeth M. Spangler, Treasurer, the new Board of Directors recommended that Wells Fargo Mastercard #5586 6809 2281 7382 be transferred to M. H. Clark, Treasurer, effective January 14, 2025.
 - The HOA Board approved transferring Wells Fargo's Business Essential Mastercard #5586 6809 2281 7382, in the name of Elizabeth M. Spangler, to M. H. Clark, Treasurer, effective January 14, 2025.
- **HOA Board Members and Committee Members**
 - We need new volunteers for the Secretary and Violations Committee.
 - Stacy may find someone if they can transcribe the minutes from video recording of the HOA meeting.

- **Managing Nuisance Complaints**

- We received a complaint from a homeowner about disruptive renters living next to her. Stacy emailed the renters' management about the concern (i.e., parking on neighbor's lawn, smell of marijuana, loud noises). However, the management company has not responded. We are not sure what else the HOA can do.

Committee Reports

- **POA Report (Gene Mills)**

- The HOA will need a new representative in 2026. Gene will remain as President of the POA until that time and has offered to continue to serve as the HOA representative until then too.
- Other homeowners are welcome to attend POA meetings, which occur on the first Wednesday of the month. Gene will send Stacy a link to the POA meetings.
- The POA is still fighting with the insurance company about the money to pay for the new entrance sign. The POA attorney is still trying to resolve this. They hope to have the new sign installed by the end of the year.
- The POA met with Commissioner Dallari in hopes of getting Seminole County to manage the Deer Run waterways to avoid have the POA having to continue to pay for their cleaning.

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

We don't know that hospitality packets were given in November or December

- **Architecture (Nando Garcia)**

One resident asked if they can replace exterior wood with stucco. Board determined approval for this is not needed by the architecture committee, as the Covenants and Bylaws do not restrict facade materials. The Board all agreed that the homeowners could replace the wood with stucco as long as the color meets those allowed by the HOA.

- **Fining and Suspension Committee**

There were no disputes for November or December.

- **Violations**

None reported for November or December.

- **Zoom**

If we can limit our HOA meetings to 45 minutes, we may not need to pay the annual fee for Zoom.

Meeting Adjourned at 8:02 pm.

Next Meeting will be held on Tuesday, **February 11, 2025**