

# Deer Creek Subdivision HOA

## Board of Directors Meeting Special Assessment & 2026 Budget Adoption

December 2, 2025

- I. Call to order
- II. Meeting was called to order at 7 PM
- III. Meeting via Zoom.U.s
- IV. Roll call :

Yudanis Muniz, President  
Yelba Davila, Vice President  
Diliana Perez, Treasurer

Also present: Association Managers Angy Diaz, Attorney Paul Arcia, CPA Joe Montoro

### V. Purpose of Meeting:

- Management explained the special assessment as presented in the notice mailed to the members. The Assessment is needed to complete projects shown. Those include:

Sidewalk slabs & driveway approaches	\$80,217.00
Removal of 75 trees & arborist report	\$76,250.00
Replanting of 75 medium trees	\$45,000.00
Asphalt patch & sealcoating	\$39,000.00
Boundary survey	\$6,500.00
Pressure Cleaning & Painting	\$9,800.00
Painting materials	\$3,500.00
Contingencies	\$25,000.00

- The assessment is for a total of \$2145.00 per homeowner, can be paid in full or over 12 months at \$179 per month beginning January 1<sup>st</sup>, 2026
- Yudanis Muniz explained the survey for the trees is s being done and it will show what trees can be removed.
- The companies selected to do the projects are Sitecon for the sidewalks, Riera for the asphalt, Greenworks for the tree removal, Viscaya for the survey and EZ Painting for the painting. The board of directors unanimously agree to use these companies for each project.
- Diliana Perez motioned to adopt the special assessment of \$255,267.00 to be paid in 12 months at 179.00 per owner. Yudanis Muniz seconded the motion. All in favor motion passed.
- Joe Montoro explained the proposed budget for 2026. No increase is needed.
- Joe Montoro will adjust the cost of the lake maintenance.
- Yudanis Muniz motioned to adopt the 2026 budget as presented with no increase. Diliana Perez seconded the motion. All in favor motion passed.
- Joe Montoro confirmed new payment coupons for the maintenance fee and for the new

special assessment will be sent to all owners by January 1, 2025.  
There being no more business to discuss, the meeting was adjourned at 7.43 PM

Minutes submitted by: Angy Diaz, Association Manager