

Deer Creek Subdivision HOA

Board of Directors Meeting

March 19, 2025

- I. Call to order
- II. Meeting was called to order at 7:19 PM
- III. Meeting held via Zoom and at the pavilion
- IV. Roll call :

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

Also present: Attorney Paul Arcia, Association Managers Angy Diaz & Trinidad Yarce, from Professional Management & Association Services, Inc.

Homeowners present: Sign in sheet attached.

V. Purpose of Meeting:

- Paul Arcia explained the powers of the board of directors in declaration 5, section 22. The board of directors has the power to adjust the rules to enforce the Architectural Modifications. No modifications and be made without Board approval.
- Paul Arcia explained the egress door &/or window off the side of the home/garage will not be permitted as long as an ACC is submitted to the Board of Directors for approval. This egress side door & window was an option originally permitted by the developer.
- Yudanis Muniz motioned to approve the installation of an egress side door and/or window. Diliana Perez, seconded. All in favor, motion passed.
- Yudanis motioned to approve the pending ACC for an egress door from 15825 SW 60 Terrace. Diliana Perez seconded the motion. All in favor, motion passed.
- Trinidad Yarce expressed this was not being allowed for owners to have an efficiency in their garage, to sublease. Subleasing remains a violation.
- New address numbers, size, style with lighting is in the packet being presented. Yudanis Muniz motioned to approve the new style numbers. Diliana Perez seconded the motion. All in favor, motion passed.
- Metal roofs are now an option. There are new colors to chose from. Tile roofs can still be used if the homeowner prefers. Again an ACC form must always be submitted. Yudanis Muniz motioned to approve the new metal roof options and new colors for tile roofs. Dliana Perez seconded the motion. All in favor, motion passed.
- The county requires a light where the egress door is installed. Yudanis Muniz motioned to approve the installation of a light when an egress door is installed. Diliana Perez seconded the motion. All in favor, motion carried.

There being no more business to discuss, meeting was adjourned at 8:12 PM

Minutes submitted by: Angy Diaz, Association Manager