

 **Deer Creek Subdivision HOA, Inc. Finance Committee Meeting Minutes** Date: September 19, 2025 Time: 6:00–7:00 PM Location: Gazebo

Committee Members Present:

- Pablo Diaz De la Rocha – Chairman
- Betty Male
- Ellen de la Bernabe
- Adan Hernandez

Absent:

- Ada [Last Name Pending]

Purpose

To review vendor quotes for deferred maintenance projects: tree removal, concrete restoration, and asphalt repairs.

1. Asphalt Repairs

- Four quotes reviewed; Reira's \$39,000 proposal considered fair and reasonable.

2. Concrete Repairs

- Finalists: Sitecom and Gencom Partners
- Gencom: Lowest price, unclear square footage
- Sitecom: Clear scope, higher cost
- Both vendors quoted 3,000 psi concrete; 2,500 psi not included
- **Action Items:**
 - Request Gencom to revise bid using Sitecom's square footage, exclude asphalt, and quote 2,500 psi concrete
 - Request Sitecom to quote 2,500 psi concrete

3. Tree Removal & Replanting

- Estimated 75 trees for removal, pending DERM approval
- Competitive bids from GreenWork and Big Ron's Tree
- Recommend negotiating with both vendors
- Allocate \$45,000 for replanting (based on market rates)

4. Community Painting

Use reserve funds to paint:

- Gazebo (including roof)
- Metal gates and posts
- Keystone architectural features
- Perimeter and interior walls

Painting should be prioritized to enhance curb appeal and protect surfaces.

5. Budget Summary

Item	Amount
Concrete Repairs	\$100,000
Tree Removal & Arborist Work	\$85,000
Tree Replanting	\$45,000
Asphalt Repairs	\$39,000
Vizcaya Survey	\$13,000
Total	\$282,000

Recommendation: Budget \$300,000 to allow for 10% contingency.

6. Financing Strategy – \$1,000 Assessment per Home

- Special Assessment: \$1,000 per home (raises \$119,000)
- Finance remaining \$163,000 over 5 years @ 11%
- Monthly Payment per Home: \$29.79
- Total Repayment: \$331,671.80
- **Total Cost per Home:** \$2,788.75 (includes \$1,000 upfront + monthly payments)

7. Contract Guidance

The committee recommends **no contracts be signed** until financing is secured to avoid liability.
Exception: Tree contract may proceed for arborist and permit costs only, with full scope contingent on DERM. Legal review is strongly advised.

Adjournment Meeting adjourned at 7:00 PM.