

Deer Creek Subdivision HOA

Board of Directors Meeting

July 30, 2025

- I. Call to order
- II. Meeting was called to order at 7:06 PM
- III. Meeting at the pavilion
- IV. Roll call :

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

Also present: Association Managers Angy Diaz & Trinidad Yarce, from Professional Management & Association Services, Inc. , Mesis Landscaping & Yanko from Southern Asphalt

Homeowners present: Sign in sheet attached.

V. Purpose of Meeting:

- Trinidad Yarce opened the meeting stating it's purpose is to inform and discuss the necessary projects for the community. As informed in the letter sent to owners items needed to be done include Tree Trimming and/or reduction, tree root pruning, sidewalk and asphalt repairs, storm drain cleaning, painting common areas and cameras.
- Mesis Landscaping explained there are approximately 18 trees that cannot be pruned as they are very large and pruning their roots will compromise the tree and can cause it to fall over. The trees will need to be removed. There would be no other way to mitigate the roots of the large 18 trees. There are others that still can be pruned but not the 18. In order to remove them a survey of the trees will need to be obtained. This can cost anywhere from 5K – 20K.
- Yudanis Muniz explained proposals obtained include:
 - Sosa Landscaping 17K for a mix of root pruning, tree trimming & tree reduction
 - Mesis Landscaping for 27K for reduction of all trees
 - Landscape Workshop for \$29,400.00
- Separately we have a proposal from Mesis for root pruning only for 17 trees for \$5950.00.
- Storm drain cleaning is for \$4500.00. Ameri-Clean inspected the 5 drains and found they need cleaning. There is flooding on one of the drains and they others drain slowly because they need to be cleaned.
- The Arborist present accompanying Mesis Landscape does not recommend root pruning the large trees because it is a liability.
- Yanko from Southern Asphalt explained they do an analysis of the damaged sidewalks and asphalt to determine what should be done, then they provide an estimate. They can do the survey for asphalt, sidewalks and trees. Yanko will walk the community tomorrow to inspect and then provide a quote for the survey and for the construction work.
- Yudanis Munis made a motion to approve tree trimming with Mesis Landscaping since hurricane season is approaching and to approve the drain proposal from Ameri-Cleaning.

for \$4500.00. The board of directors unanimously agree to proceed.

There being no more business to discuss, the meeting was adjourned at 9:00 PM

Minutes submitted by: Angy Diaz, Association Manager