



Improvement Association, Inc.

## Minutes of Deer Creek Improvement Association

February 5, 2025 7 PM

Palm's Club House

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Meeting called to order at 7:00 by President Tina Voss

**CALL OF ROLE:** Tina Voss, Judith Prine, Robyn McGrath, Paula Bazzone, Greg Cesario, Tim Evans and Dennis Hart were present.

**PROOF OF DUE NOTICE OF MEETING:** The signs for the meeting were placed at Deer Creek and Hillsboro Blvd on February 3, 2025 at 4:30 PM.

**READING OF AND APPROVAL OF JANUARY 7TH, 2025 MINUTES:** Tina made a motion to accept the minutes as read which was seconded by Robyn. All approved.

**PRESIDENT'S REPORT:** Our attorney, Harley Storrings was present to discuss the control and enforcement of Article VI Architectural Control of our Declaration of Covenants and Restrictions. It is noted that a number of communities have fencing that was not approved, was approved with stipulation or is older and in need of repair or replacement. There have been a number of properties identified that fit these categories. Harley explained that we need to notify these owners that they need to bring their fencing into compliance with the standards of the communities. A letter has been sent to the Boards of all the Associations indicating this. Now we have to notify the owners of the properties not in compliance that they need to bring their property into compliance.

A motion by Robyn McGrath was made to move forward with the letter to homeowners on the list of properties not in compliance as of this date of 2/5/25, it was seconded by Tim Evans and approved by all. The letter will go by Certified Mail to the owners.

**TREASURER'S REPORT:** Judith reported the following: As of 12/31/2024

Operating Account	\$ 16,587
Reserve Accounts	316,692
Accounts Receivable	9,866
Prepaid Insurance	23,630
Prepaid Expenses	6,425
Total	\$373,200

A motion was made by Tim and seconded by Greg to accept the treasurer's report. All approved.

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**BSO REPORT:** Tina reported there were no incidence in Deer Creek for the month of January.

**LANDSCAPING REPORT:** All normal landscaping has been done for the month and the Hardwood trees will be trimmed in on or about February 10, 2025. An estimate for Palm trimming will be coming for the trimming to begin in June or July.

**ELECTRICAL and IRRIGATION REPORT:** No irrigation problems were reported.

**ARB REPORT:** Robyn presented requests for approval by homeowners:

Horvath	2/5*	2682 DC Kelly Brooke Ln	Brooks	Hurricane windows/doors
Szesnet	02/05/25	2658 DC Kelly Brooke Ln	Brooks	Roof
Horvath	02/08/25	Brooks Painting	Brooks	House painting
Storley	2/5*	2292 DC Trail	Golf Estates	House painting - gray to white
Rickard	2/5*	2318 DC Trail	Golf Estates	House painting and shutter installation
Nannicola	02/05/25	726 Via Verona	Villa De Este	Tree Removal
Constantaras	02/05/25	639 Via Verona	Villa de Este	Patio
Carroll	02/05/25	2037 Woodlake Cir	Woodlake	Tree Removal
Sullivan	02/05/25	272 Woodlake Ln	Woodlake	Ficus removal, not replacing
McCormick	2/5*	2250 Country Club Lane	Golf Estates	Hurricane windows and doors

All were reviewed and the ones in yellow require additional information and were approved with the additional information to be provided.

**UNFINISHED BUSINESS:** The website is being worked on and should be up and running in the next few weeks.

**NEW BUSINESS:** The Holiday Lighting contract is up for renewal. Tina discussed that the prior contract was for three years and as we know prices have increased in those three years. The Board discuss renewing the contract for three years and that would save 15%. Also if we pay 50% now, we will save another 5%.

A motion was made by Judith Prine to renew for 3 years for \$11,744, and to pay early and save 5%, it was seconded by Dennis Hart and all approved.

The 3<sup>rd</sup> deer placement was discussed and it was decide to place in the River Park to the left of the sign. There is lighting in that area that can be focused on the deer once we have set it on the concrete base.

**The meeting was adjourned at 8:30 pm**

**NEXT MEETING:** March 5th 2025 at 7PM.