



Improvement Association, Inc.

Minutes of Deer Creek Improvement Association

March 5, 2025 7 PM

Palm's Club House

Meeting called to order at 7:00 by Secretary/Treasurer Judith Prine

CALL OF ROLE Judith Prine, Dennis Hart, Paula Bazzone, Greg Cesario, and Tim Evans. Tina Voss and Robyn McGrath was absent.

PROOF OF DUE NOTICE OF MEETING: The signs for the meeting were placed at Deer Creek and Hillsboro Blvd on Sunday, March 2 and about 4 PM.

APPROVAL OF MINUTES: Tim made a motion to accept the minutes as read which was seconded by Dennis. All approved.

PRESIDENT'S REPORT: Reminder to Vote for the Deerfield Beach election.

TREASURER'S REPORT: Judith reported the following: As of January 31, 2025

Operating Account	\$ 16,587
Reserve Accounts	406,920
Accounts Receivable	175,022*
Prepaid Insurance	25,847
Prepaid Expenses	6,425
Total	\$630,801

*As of 2/28/25 the Accounts Receivable were \$74,504.

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

Judith also reported that Victory Accounting will begin charging homeowners \$25.00 for the need to rebill them for not paying on time. This charge will be only for the homeowners, not DCIA.

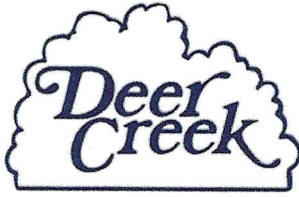
BSO REPORT: Judith reported 4 vehicle break-ins, window being broke or vehicles left unlocked. In the month of February. BSO details have been on site about 5 days a week.

LANDSCAPING REPORT Paula reported that the trimming and mowing for the month were completed. She also noted that we have a Canary Palm on Deer Creek Blvd that appears to be hit by lighting or disease and has to be removed.

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A motion was made by Paula for \$1,650.00 for Palm Atlantic to obtain a permit and remove the Palm. Judith seconded the motion and all approved.

ELECTRICAL and IRRIGATION REPORT: Dennis report on the irrigation problems. The River Park pump is not working and Total Irrigation estimated the repairs at \$750.00 and a valve on zones 2 & 3 are not working. The cost was estimated at \$750.00 Dennis made a motion to approve this expenses which was seconded by Judith. All approved. Total Irrigation will be doing the work.

Also the lights on the north side of Powerline have not been working and in need of replacement. Judith submitted a proposal for \$1,890.00 to replace the 5 floodlights with new LED floodlights. Judith made a motion for DEC to replace the lights for \$1,890, Tim seconded and all approved.

ARB REPORT: Judith presented requests for approval by homeowners:

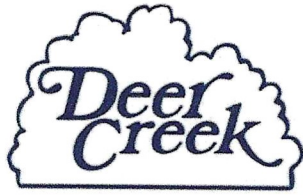
McCormick Joan	243 Woodlake Circle	Woodlake	Hurricane windows & doors
Hanson	592 Via Verona	Villa de Este	Roof
Bernkrant	457 Wildwood Lane	Wildwood	Hurricane windows & doors
Shea	498 Deer Creek Run	Golf Estates	Roof
Klaity	2279 Lob Lolly	Pines	House Paint
Need contractor info and more info on Pergola			
Goldberg	647 Briarwood Lane	Pines	
Miskel	552 Deer Creek Run	Golf Estates	Hurricane Windows and Doors
Kyle	2913 Via Napoli	Villa de Este	Awning
Bigelsen	277 Woodlake Circle	Woodlake	Hurricane Windows & doors

Briarwood Lane was not approved and further information is require.

Motion was seconded by Greg and all approved, but Briarwood Lane.

Pre-suit Mediation was held on February 20, 2025 on 2321 Deer Creek Trail. It was attended by the property owner, our attorney, Harley Storings, Judith Prine and Tina Voss. It was resolved with the owner agreement to replace the small shrubs around the privacy fence with more and taller shrubs by May 1, 2025.

Mr. Bedros Avedian was present about his home at 2186 Deer Creek Way. He has painted his roof and home without permission from Golf Estates and wanted to seek our approval. The Roof and trim are a bright blue and the home is white. We explained to him that we were not involved with approval at this point and he needed to obtain approval from Golf Estates.



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UNFINISHED BUSINESS: Judith made a motion to approve \$780 for add'l Holiday Lighting for Hillsboro Blvd plants in front of monuments. It was seconded by Paula and all approved.

NEW BUSINESS: No new business.

Meeting adjourned at 7:45 PM, next meeting April 2, 2025