



Improvement Association, Inc.

Minutes of Deer Creek Improvement Association

April 2, 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 Bazzzone, Greg Cesario, Robyn McGrath and Tim Evans. Tina Voss was absent.

PROOF OF DUE NOTICE OF MEETING: The signs for the meeting were placed at Deer Creek and Hillsboro Blvd on Sunday, March 30th 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: No Report

TREASURER'S REPORT: Judith reported the following: As of February 28th, 2025

Operating Account	\$ 16,587
Reserve Accounts	478,781
Accounts Receivable	74,504*
Prepaid Insurance	22,375
Prepaid Expenses	6,425
Total	\$598,531

*As of 3/31/25 the Accounts Receivable were \$33,752.

There are several HOA and Condo Associations that still owe money for the cleaning and inspection of the SFWM. Judith has asked that they be rebilled for payment ASAP. Also interest to past due accounts will be added as of the end of March and all will be rebilled.

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

BSO REPORT: In the month of March, BSO details have been on site about 5 days a week. BSO has removed the flashing sign on County Club Blvd. This was a trial for us and didn't seem effective.

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 was hit by lightning has been removed. A motion was made by Paula for \$5,450.00 for Palm Atlantic for replacement of the Palm with a Medjool Palm as required by the permit for the removal. Judith seconded the motion and all approved.

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ELECTRICAL and IRRIGATION REPORT: Judith reported that the main pump of DCIA on the golf course is not working. Bob of Total Irrigation reported the he needed to consult with Sullivan Electric to get the pump up and working. At this time there was no estimate for repairs, but we are without irrigation on the medians and Deer Creek Blvd. It was agreed that Dennis and Judith would monitor the situation.

ARB REPORT: Robyn presented requests for approval by homeowners:

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 and doors
Marchand	2036 Woodlake Circle	Woodlake	Hurricane windows and doors/landscape
Brown	1985 Woodlake Terrace	Woodlake	Roof
Van Vorst	2039 Woodlands Way	Woodlands	Lanai
Racquet Club I	Racquet Club 1	Racquet Club 1	Roof for all bldgs.
Bor/Masters	2294 Lob Lolly	Pines	Tree removal
Hollows -T Vannah	612 Hollows Cir	Hollows	Paint

The owner of 647 Briarwood Lane was present at the meeting concerning his Pergola. After much discussion about the height of the Roof, the Pergola was approved under the following conditions: The height of the roof can be no higher than 12 inches above the back lanai roof line, it is to be painted white to match the home and bushes, bamboo or some other product is installed to hide it from street view. All sheds are to be removed.

Motion to approve all requests was made by Judith, seconded by Tim and all approved.

UNFINISHED BUSINESS: Judith provided a report on SFWM permit status. Broward County engineers and their lawyer met with Tina, Judith, our lawyer, Harley Storrings on two separate occasions to discuss the Lakes of Deer Creek. There are 10 lakes in Deer Creek, none are owed by DCIA, but the County feels that they are not in compliance with the requirements regarding their slope. The slope they are quoting should be 4:1(horizontal: vertical). Only 2 Lakes currently meet that requirement.

DCIA has defended against the requirement based on the Section 27-200 they are quoting was not created until 1996, DCIA nor the Associations owning the Lakes have control over the water levels in the lakes. Even if the County insists on the repairs, they are unreasonably high and deviation should be granted. The estimated costs could be just under two million (\$2,000,000) dollars and would be an unreasonable hardship on all the Associations.

NEW BUSINESS: No new business.

Rich Soviero, Pres. of the Townhomes inquired if we would have interest in contributing to a new fountain for their lake. He was reminded that DCIA had indicated in on January 12, 2022 the Board of DCIA indicated that we relinquished any and all responsibility of the current fountain and any future fountain. DCIA does not support any of the other fountains in any of the Deer Creek Lakes.

Meeting adjourned at 8:45 PM, next meeting May 7th 2025