

**Lakes of Deer Creek
Condominium Association
Board of Directors Meeting Minutes
Monday July 10, 2023
6:30 pm in the Clubhouse**

Agenda

Pledge of Allegiance

- 1) Call to order – 6:35pm
- 2) Roll Call – Ron Tetreault, Phil Emerman, Carlos Cacaress, Ellen Sanborn, Michael Lotwitch, representing Benchmark Kristi Miller
- 3) Approval and Reading of Minutes – Phil motion to approve previous months minutes and waive reading, Ron second the motion, Carlos approve, Michael approve, Ellen abstained, motion passed
- 4) President's report
 - a. Lake at Edgewater Townhomes responsible for maintaining the lake; Lakes of Deer Creek pays Townhomes rent for it; Ron to contact Townhomes for follow up about treating the lake
 - b. Victory Accounting – Two board members are needed to sign off for the account at Morgan Stanley
 - c. Credit Card – Ron and Carlos to get together for paperwork for new credit card
 - d. Roof and AC for Clubhouse – Kings AC and Petito estimate approved ; permits have

Board Members

President - Ron
Tetreault

Vice President - Phil
Emerman

Treasurer - Carlos
Cacaress

Secretary - Ellen
Sanborn

Director – Michael
Lotwitch

Property
Management
Benchmark

been applied for; waiting for City of Deerfield Beach to issue the permits

- 5) Vice President's report
 - a. Entrance Landscaping – Landscaper plans on getting the entrance done this week, weather has been the hold up
- 6) Treasurer Report
 - a. Working with accounting and Jim Falcone on Budget and Finances – there is a possibility a special assessment may have to happen due to insurance increases of approximately \$80,000 and payments for the 40-year inspection that were not included in the budget
- 7) Secretary's report
 - a. Use of FOBS and hours allowed – pool hours are 7am-8pm
 - b. Use of Clubhouse – Ellen is working with the complicated new system to update access hours. Board members and management will have 24-hour access; working with system to change fobs so that only owners can get in clubhouse doors
 - c. Updating of Website financials need to be posted, website needs updating, forms need the Benchmark header information, not the old management company's information; Faith Chaskes volunteered to help with this
 - d. Email blast reminder of rules for pool – Benchmark to email blast pool rules
- 8) Director's report – work orders: Veteran's plumbing inspected the outdoor bibs at 620 Edgewater and 3010 Lakeshore Drive; Veteran's determined no leaks, 620 Edgewater still needs new ball valve shut off and new hose bib; Veteran's replaced the hose bib at 624 Edgewater; pool company to be emailed and asked how often are the filters cleaned and the pool equipment is checked; complaint about tree at 636 Edgewater, suggested that Townhomes to provide proof this tree belongs to Lakes of Deer Creek
- 9) Owner Discussion – all residents in attendance questions and concerns were addressed
- 10) Adjourn – Carlos motion to adjourn at 7:50pm, all approve