

**MINUTES OF DEER CREEK IMPROVEMENT ASSOCIATION
BOARD OF DIRECTORS MEETING
Palms Country Club House
7:00 p.m.**

May 1, 2024

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

Call of Role: Judith Prine, Tina Voss, Paula Bazzone, Robyn McGrath, Timothy Evans and Gregg Cesario were present. Dennis Hart was absent.

Proof of due notice of meeting: The signs for the meeting were placed at Deer Creek and Hillsboro Blvd on Sunday, April 28th, 2024

Reading of and Approval of December Minutes: Tim Evans made a motion to accept the minutes as read which was seconded by Robyn McGrath. Minutes were approved.

President's Report: Tina Voss reported that Verona has almost completed their sealcoating. We are pleased that they reached out to us and blocked parking on Ave of the Lakes to protect our irrigation along the roadway.

Treasurer's Report: Judith reported the following as of March 31, 2024:

Operating Account	\$ 16,655
Reserve Receivable	427,811
Accounts Receivable	22,855 as of April 30, 2024
Prepaid Expense	6,470
Total	473,791

Judith explained that we have approximately 27 accounts that are two years or more overdue, and made a motion to refer all of these overdue by two or more years to our attorney for collection. Motion was seconded by Robyn McGrath and the Board approved.

A motion was made by Greg Cesario to approve the Treasurer's report and was seconded by Tim Evans. The Motion was approved.

BSO Report: Tina indicated that there were 3 incidents reported. She also noted that she has no information on the cost of the sign indicated the speed of cars. Captain Hofstein has been on vacation the past week and has not provided an estimate for the signs if we were to purchase. Since speed appears to continue to be a problem, Greg suggested that we might want to ask the City of Deerfield Beach to provide 3 or 4 more speed limit signs. The City doesn't charge for these signs and Tina agreed this was a good idea.

Document Change Discussion: There was a discussion about the way to proceed with the changes to the documents that would increase the yearly assessment in order that we continue to maintain the Deer Creek property. Since we have to do a mailing in August to ask for the \$125.00 yearly assessment, it was discussed that we should prepare the document change to go out around that time. (See last

month's minutes to see cost estimate for mailing) This would eliminate the cost and also the confusion of two mailings. Discussion was also had about how best to get the attention of the membership, perhaps colored paper, bold headline, etc. It was determined that Tina and Judith would offer to attend all of the Associations meeting that are coming up. Tina and Judith will get that email out to the 18 Boards.

A motion was made by Robyn McGrath to make one mailing in late July for the increase of \$100.00 to the annual assessment (\$225.00). This was seconded by Judith Prine and the entire Board approved.

Landscaping Report: The Palm trimming will be done in June. In June there will be the need for replacement flowers and the type and color was discussed. Paula recommend Vincas and if possible the colors be pink, purple and white. An email will be sent to Palm Atlantic to request a quote for these replacement flowers.

Irrigation/Electrical Report: Tina reported for Dennis Hart that we had one irrigation break near her house, but currently all the irrigation is working.

ARB Report: Tina presented requests for approval by homeowners as follows:

Preserves	500 Jefferson Dr	Preserves	roofs, windows, paint ext, fences, walls, Kid's playgrou
Floriqueb Holdings	2321 Deer Creek Trail	Golf Estates	Landscape, rear patio pavers
	1951 Woodlake		
McNutt	Terrace	Woodlake	landscape
	1951 Woodlake		
McNutt	Terrace	Woodlake	3 tree removal
De La Hoz	2322 Country Club Blvd	Golf Estates	Ext paint, front entry pavers
De La Hoz	2322 Country Club Blvd	Golf Estates	Impact windows
Bukovskaya	2196 Country Club Blvd	Golf Estates	impact windows
Dow	2250 Deer Creek Trail	Golf Estates	Impact Windows
Morgan	2299 Deer Creek Trail	Golf Estates	Fence
Larkin	422 Deer Creek Run	Golf Estates	Stucco Repairs Gable ends
Keyser	2237 Lob Lolly Lane	The Pines	pool resurfacing, tile
Foster	644 Deer Creek Run	The Pines	Fence
Sims	2599 Lakes Drive	The Pines	3 tree removal
Balaz	432 Lake Pointe S	Townhomes	roof
Foster	644 Deer Creek Run	The Pines	relocation of front door, install 2 windows
Tobin	3375 Alba Way	Verona	roof

Tina Voss made a motion to approve, seconded by Judith Prine and approved by Board.

Old Business: The Surface Water Management Permit was discussed. The 10 Lakes in Deer Creek need to be inspected and measured for their slope. James Hanskat has contacted The Lake Doctors to do this

inspection. The cost for all of the lakes will be \$4,067.00. In order to get this work started DCIA has agreed to front the money and then ask the individual communities for reimbursement of their portion depending on the size of their Lakes. It should be noted that this is only for inspection and should their lakes require work, then the individual communities would be responsible.

Also there are a number of pipes running from the lakes that need to be inspected and cleaned. The estimate from TeleVac South for that is \$14,870.00 and again must be paid by the individual community that the pipes are located on. We will be providing that information to the communities affected.

We do have a breakdown by Communities for this inspection and cleaning. Again, should there be repairs needed, the individual Communities would be responsible.

We have 3 estimates for the cleaning and painting of the Gazebo in the River Park and two were over \$5000, and one for \$3,000.00. A motion was by Judith Prine for \$3,000.00 for Color Rise Painting to complete the work in June and seconded by Tim Evans. Board approved.

New Business: No new business.

A motion was made by Robyn to adjourn the meeting and seconded by Paula. Meeting adjourned at 8:45 pm.

The Board will not be meeting in June or July. The next Board meeting will be August 7, 2024.