

Lakes of Deer Creek
Board of Directors Meeting November 11, 2021

Rob Capozziello called the meeting to order at 6:00pm.

Board members present: Robin Preziosi, Jim McGeary, Phil Emerman, Ellen Sanbord and Melissa from TMG Management. Approximately 15 residents were in attendance.

Rob Capozziello thanked the residents for re-electing the Board.

BDM Lawsuit: Rob gave an update on the BDM lawsuit. BDM was the previous management company. BDM claims a percentage of the insurance settlement paid to LODC. Currently the attorney has scheduled the deposition and the Association will continue to fight the claim.

Don Whelan Lawsuit: Mr. Whelan is suing the Association....AGAIN. Mr Whelan's dispute pertains to wording in the documents and bylaws which is no longer valid as they have since been amended and updated. Mr. Whelan is representing himself, and was deposed on 1/14/22 by an attorney who represents the Association.

Amendments: The amendments to the by-laws passed by majority vote of the membership. The new amendments were recorded with the clerk of courts, and the Association will make booklets to distribute to the community. Copies of the amendments were emailed to all residents, and posted on the website.

Sound Proof Clubhouse: The Board looked into ways to soundproof the clubhouse to help with noise level. Scott came up with an inexpensive way to help reduce the noise, by adding drapes, blinds, pictures and bookcases. Cost to complete this is approximately \$5,000.00. The Board did not vote on this matter and would like to table the discussion to gather more information.

Clubhouse Roof Leak: The clubhouse roof is leaking at 1 of the skylights. The roof was inspected and determined that it needs replacement very soon. The a/c units on the roof are from 2007 and will also need to be replaced. The Board will collect bids for this replacement in hopes to complete it by the end of 2022.

2022 Increases:

Due to inflation several vendors have raised their prices. Insurance increases were over \$13,000 in 2022. The pool company has increased their prices for material as well as the landscaping company. The maintenance fee for 2022 did not increase as the Board was able to move money within the budget to keep fees the same. If inflation continues, the fees for 2023 will most likely increase.

Manager Report: A recent inspection of the community determined that several residents are leaving trash cans out on the curb. Trash cannot be placed to the curb until after 6pm the night before pick up, and must be retrieved the day of pick up.

Bulk trash is Monday and items cannot be placed at the curb until after 6pm on Sunday.

Several residents are also using their back patios for storage.

Too many flower pots are placed in the common areas around the units, which make the area appear cluttered and messy, and interfere with the landscaper's duties.

Treasurer Report: The yearly financials exceed \$500,000 which requires an annual audit to be completed by an outside CPA firm. The 2021 audit is completed and the Board has reviewed the draft. The completed report will be shared with the membership and posted in the appfolio portal.

Board looking into replacing the palms and flower pots at the entrance of the clubhouse. The pots keep vehicles from driving onto the pavers. The current pots are cracked and the trees have been replanted in the area next to the clubhouse.

Social Members: To date 36 members have renewed their membership for 2022.

Palm Trimming: The Board reviewed a proposal from CPM in the amount of \$4500.00 to complete the annual Palm tree trimming. Jim made a motion to approve the proposal. All were in favor. Board wants to get on the schedule early so the trimming can be completed before the active hurricane season.

Wind Mitigation: The insurance agent required a wind mitigation report to be completed for all buildings in the community. The report is available to residents and will help them get a discount on their homeowners insurance. The reports are on the website and posted in the appfolio portal.

Xfinity: The Board signed a 10 year right of access with Xfinity, which allows them access to the property to bury cables etc. Xfinity paid the Association \$15,470. The money will be deposited into the operating account to help with operating expenses.

Road Repaving: The roads are cracked and have dips and potholes, this is a liability and needs to be repaired. The Association has sufficient funds in the reserves to complete the road resurfacing. The Townhomes is also planning to resurface their roads at the same time, and by using the same vendor will help the Association get the best price to complete the work. The Board reviewed 3 proposals to mill and pave the roads, parking lots, and restripe. Phil made a motion to approve the bid from All County Paving in the amount of \$124,000, Robin seconded. All were in favor.

The meeting was adjourned at 7:16pm.