

Lakes of Deer Creek
Board of Directors Meeting March 16, 2022

President Rob Capozziello called the meeting to order at 7:00pm.
Board members present: VP Robin Preziosi, Treasurer Jim McGeary, Director Phil Emerman, Secretary Ellen Sanborn and PM Melissa from TMG Management.
Approximately 15 residents were in attendance.

The minutes were approved.

Paving Update: In the previous meeting the Board discussed paving the roads and voted in favor to select All County Paving dba M&M Asphalt to complete the work. The Association attorney reviewed the contact and recommended an addendum. All parties have agreed and signed. The work will commence at the end of April – permits pending. Once scheduling is confirmed all residents will be notified through the process.

Don Whelan Lawsuit: Mr. Whelan submitted a motion on 3/3. Case will likely go to trial in May or June.

BDM Lawsuit: BDM and Association reached a settlement agreement. The Association will pay \$12,683. Insurance will pay \$55,000.

Backflow inspections are due, superintendent Scott will schedule and facilitate.

Social Membership: To date 39 social memberships have been issued. The Board is booking for volunteers to facilitate a social committee to get more residents involved; possible ideas, book club, water aerobics, coffee group etc.

Fire Hydrants: Scott started painting the fire hydrants, they look great!
New pots were installed at the Clubhouse entrance, a vehicle backed into 1 of the pots. Scott was able to track down the vehicle and owner who will pay for damages.

ARB's approved: 3003 LSD screen enclosure and tile front patio. 620 Edgewater rear patio install. 3113 LSD landscaping updates.

Rob discussed the importance of ARB's for landscaping & items placed in the common areas. The Board needs to review and approve types of plants to keep landscaping fees down, and make sure invasive plants are not installed.

Rules & Regulations: The Board reviewed the current rules and regulations and suggested revisions. The Board will draft the revisions and hold a meeting to approve them and distribute them to the homeowners.

Current Treasurer Jim McGeary resigned from the Board. The Board thanked him for all his help. The Board appointed Jim Falcone to fill the open position. Jim has served as Treasurer in the past and will be a great addition to the board.

The meeting was adjourned at 8:27pm.