

Lakes of Deer Creek
Special Assessment Meeting Minutes

October 9, 2023, at 6:30pm

Location LODC Clubhouse 633 Edgewater Dr.

Call to order by Ron Tetreault at 6:33pm

Quorum of board members met. In attendance: President Ron Tetreault, Vice-President Phil Emerman, Treasurer Mike Lagan, Director Michael Lotwich ; Representing Benchmark Property Management – Kristi Miller

Phil motion to waive the reading and approve the minutes from previous month, Mike Lagan Second the motion. All in favor, motion passed.

Phil Emerman motion to levy a total special assessment of \$72,163.00 to be divided equally between ninety-one homes with \$793.00 due in full November 1, 2023, or paid in two consecutive installments in the amount of \$396.50 due November 1, 2023, and December 1, 2023. Mike Lagan second the motion. All approve motion passed.

The Special Assessment was levied to cover the following costs:

Insurance Premium Increase	\$37,500.00
Forty Year Inspection	\$19,000.00
Large Tree Removal	\$9,500.00
Backflow Test and Replacement	\$6,163.00
Total Assessment Levied	\$72,163.00

Unit Owners questions were addressed

Motion to adjourn by Phil Emerman at 7:07 pm, all approve