

Save Deer Run HOA Representatives Meeting Minutes

April 10, 2019

I. Call to order

Deborah Bauer called to order this meeting of Deer Run HOA Representatives at 7:00 PM at Sterling Park Clubhouse welcoming and thanking all attendees. Explained that this meeting was scheduled last minute due to the cancellation of a meeting that was scheduled for the same time, organized by POA #1 to discuss the closing of the Deer Run Golf Course and proposed development of the property. Invitation to this meeting was extended to all HOA Board members that we have contact information for but still working on getting contact info for all Deer Run HOAs.

II. Introductions

Deborah Bauer introduced herself providing some background and why she established the www.SaveDeerRun.com website. She then asked that everyone present stand, introduce themselves providing their name and Subdivision. The following persons were present: Bob Driscoll from Mystic Woods, Michael Hannah, Paul Foster from Pine Song Cove, Denise Grant from Villas at Deer Run, Rusty Fenimore from Eagles Nest, Betty Spangler from Terraces, Gordon Spain from Sterling Park, Charles and Deborah Grist from Sterling Park, Dave Boller from HOA #1, Jeanne and Randy Stowell from Kings Point, Jim Lockhart, Lloyd Dean from HOA #6, Bob Mungovan from Kings Point, Jimmy Little from Mystic Woods, Doug Peterson from Sterling Park #1, John and Debbie Gembecki from Kings Point, and Manny Godinez from POA #1 and Kings Point. 10 Deer Run HOAs were represented at this meeting.

III. New Business / Open issues

The Deer Run Community consists of 2,930 units, with 6,000 – 10,000 residents.

There is a new apartment complex that is being built on Red Bug Lake Road at the Deer Run Eagle Circle entrance. This new complex will be zoned for Sterling Park Elementary which will put the school over capacity. Any new development will result in a need to redistricting/rezoning.

Open issues

- a) **Yard Sign Distribution** – We have 500 “Save our Homes – Say NO to Development” signs which were purchased for us by Michael and Patti Hannah. We are trying to collect \$3 for each, which is the cost of each

sign, so that we can reimburse them so another 500 may be ordered. Many HOAs are buying them for distribution in their neighborhood. Many signs are already up but there are still some available. Signs were also available at the meeting for anyone that would like to take some.

Fairway Oaks has many signs set-up. WE WANT A SIGN IN EVERYONE'S YARD!

- b) **Words of advice from Rolling Hills** – Deborah spoke with Chad Pederson regarding the closing of the Rolling Hills golf course. Rolling Hills had no HOAs. It ended with the county buying it with plans to turn it into a park. The way that they were able to end with the results they wanted was that they formed a group of 30-40 people that lived around the golf course and this group continued to reach out to everyone. This core group got the word out, updated others in the neighborhood and handled matters necessary at any given time during the process. They did not have to get an attorney, they fought on the County Commission level.

Advice – Need a core group to get the word out and have the HOA Board be a conduit to the neighborhoods. WE MUST KEEP BEING NOISY.

- c) **Formation of “Save Deer Run Nonprofit Corporation** – Deborah explained that as of April 1, 2019, Save Deer Run Nonprofit Corporation was established. This was formed to have a unified unit that we are all covered under. Deborah read the names of the six (6) Directors listed. We hope that all HOAs in the Deer Run Community make a resolution to become a part of this, to communicate with and update and rally their subdivision's support.
- d) **Sign up List** – A sign in Contact List was passed around for all attendees to provide their contact information. This information will be used for vital updates and emergencies only.
- e) **Bringing missing HOAs into the fold** – It is very important that all HOAs in our community get involved even if they are not directly on the golf course. The development of the golf course would have a negative impact on us all. Deborah asked for all attendees to reach out to any person they know to make sure their community and board are informed and contact information provided. Communities such as Tuscawilla Forest, Village and Deer Pointe have been nonresponsive so far. POA #2 has a management company, and we haven't been able to make much headway with them though it is their HOAs that we need to connect with.

- f) **HOA motion of support** – All HOA members in attendance showed their support by a raising of hands. Further, we want to collect a formal Resolution from all willing Deer Run HOA Boards, showing their support and involvement with the Save Deer Run Citizen’s Action Group Inc. in fighting development of housing on the golf course property.
- g) **Email campaign** – Flyers (attached) were handed out and encouraged everyone to share them. The email campaign is to the Seminole County Commissioners “I do not support rezoning” which would be required for development. Residents have been sending emails to the Commissioners and an “Acknowledgement” is being emailed back from a couple of the Commissioners.

All 5 Commissioners are equally important, not just our district.

- h) **Campaign to News outlets** – *The Orlando Sentinel* did an article on “Save Deer Run” and copies of the article were handed out (attached). We are going to reach out to all print and TV news stations in our area to expand the awareness of the negative impact the threat of developing the golf course would have on our community.

We will mobilize the media!!!

- i) **Community Meeting – SAVE DEER RUN NIGHT** - We are planning to hold a meeting open to all Deer Run residents, and the press for coverage, sometime in May. The venue will be either Sterling Park Elementary or Metro Life Church Auditorium. This will be a chance for all residents to get involved. We will explain the details as we know them and have Question and Answers at the end. We want adults and kids to attend. We will have a Save Deer Run coloring contest for the kids. Will have handouts, Petition Drive, Newsletter Updates, Signs and Save Deer Run tee shirts. **HELP** – need everyone to get the word out to get Residents there!

We will follow-up this meeting scheduling a Town Hall Meeting with the County Commissioner.

We will plan a Demonstration March.

IV. Other comments and questions

- a) At a meeting with POA #1 an owner of the golf course, along with County Commissioner Dallari informed those present that the golf course was going to be closed the 1st of June and the land was going to be developed into housing – 180 homes will be built. It was implied that this was a

DONE deal and that the existing club house and other area would be given to the POA/Community if there is no protest to the development. This was the first that word of this development action was “permitted” to be discussed with residents. It was also noted that at a Commissioner’s meeting January 22, 2019, Commissioner Dallari brought to the County Commissioners attention that the Owners of Deer Run Golf Course would like to discuss their options with the golf course as they plan to close it. The link to the meeting can be found on www.SaveDeerRun.com website.

- b) Water/rain drainage a concern – Reference has been made that it is a swamp land.
- c) Fairway Oaks has sink holes – 8 homes cannot get insurance except from the state because of this.
- d) The School District wants to help but are limited as to what they can do at this point. Sterling Park Elementary is 8th most populous and maxed. Sterling Park Elementary sits on 15 acres and has no available land around it that could be purchased by the school district for expansion making it limited to growth.
- e) Casselberry Annex – there was mention that the City of Casselberry could possibly purchase the Golf Course as they did with the Casselberry Course which was owned by the same owner. Residents would have to vote for the annexation and would be taxes to pay for the purchase of the course.
- f) **Anything other than a Golf Course is unacceptable** – we need a buyer or another entity to take over the golf course.
- g) We will be reaching out to: the EPA, Florida Fish and Wildlife, Audubon Society, St John’s Water.... Many residents have pictures of the wild life where the golf course is their sanctuary. We are gathering these pictures to post and share with the State and Federal agencies. Also, residents have pictures of the flooding, water drainage problems which will also be documented and shared.

The infrastructure to handle the rain water on the golf course if it were to be developed would be very costly if even possible. Residents on the golf course shared their flooding experiences and can’t imagine how the flooding wouldn’t become disastrous given the lay of the land and water table.

- h) Developer Steps:
 - 1) Staff Growth Management, 30 days to review
 - 2) Planning and Zoning, public can come to these meetings, Notice 2 weeks before
 - 3) County Commissioners level – must have minimum of 2 public hearings. We will organize a HUGE turnout at these meeting to show how our community feels – No Development.

- i) We are the 2nd largest PD in the County

- j) Discussion of the Golf Course owner(s) and their intent was speculated including:
 - Golf courses were bought for tax write-offs.

 - ALL golf courses that Dello Russo purchased, he let them rundown, never managing them to be profitable. This promotes speculation that his intent all along was to claim they lose money and develop them making big bucks on developing the land with no consideration as to how it would impact the community.

The meeting was concluded with thanks to everyone for coming and requested help in spreading the word to all in our community so that everyone is made aware of the closing of the golf course and the proposed housing development and the negative impact, in numerous ways, it would have our community.

V. Adjournment

Deborah Bauer adjourned the meeting at time 8:57 PM

Minutes submitted by: Debbie Gembecki

Minutes approved by: