

DEER CREEK PHASE II, UDI, POA, CLASS I INCORPORATED
MEETING MINUTES
JANUARY 8, 2022

President Jim Windt called the January Board meeting to order at 10:00 AM in the clubhouse.

Jim Windt led the Pledge of Allegiance.

Jim Windt, President, took the roll call with the following Board members present: Jim Windt, Dan Garner-Treasurer, Jim Greenfield-Buildings, David McDaniel-Pools, Joseph Esparza-Grounds. Board member absent: Eugene (Skip) Shute. Board member absent with permission: Walt Robinson - Vice-President/Secretary.

Minutes from the November 13, 2021 Board Meeting were read by Jim Windt-President. On a motion by Dan Garner seconded by David McDaniel, the minutes were approved as read.

Minutes from the December 11, 2021 Board Meeting were read by Jim Windt-President. On a motion by Jim Greenfield, seconded by Dan Garner, the minutes were approved as read.

President Jim Windt advised the Board had received a Letter of Resignation from Eugene (Skip) Shute. Action would be taken under New Business.

President's Report

Jim Windt advised that Anita Stewart would be acting secretary and take the Board minutes for today.

Jim Windt, appointed the Teller Committee for the February 2022, election.

Butch Cornwell, Chair
Debbie Milano
Marlette Foster
Linda Wade

Jim advised that the Park Cleanup/Work Day is Friday, January 28th beginning at 10:00am.

Jim asked owners that are running for the Board, to please stand and introduce themselves. Keith Coryell, Jim Greenfield and David McDaniel were present.

Jim thanked the volunteers for their help decorating the inside and outside of the clubhouse. Jim also thanked the owners who assisted with our Annual Mailing in December.

Please do not challenge other owners, be kind. The Board is not the police.

There are signs on our fences directing No Trespassing.

Effective January 7, 2022, there is a new Internet Connection Number, a Notice with details will be in the office.

Please keep all gates locked, specifically around the pool area, per Florida law, we could incur a \$250 fine.

Jim appointed Doug Ewell to the Long-Range Planning Committee.

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Treasurer's Report

Dan Garner, Treasurer, reported the amounts in our financial accounts. The financial report is available in the office. Jim Greenfield made a motion, seconded by Joe Esparza to approve the Treasurer's Report. Motion passed unanimously.

Deeds Report

Dan Garner presented the Deeds Report. There are 249 Active Deeds, 0 Deeds in Collection, and 63 Deeds in the office for sale.

Vice-President's Report

None.

Grounds Report

Joseph Esparza advised he is investigating repaving and sealing the roads in the Park, which would be done in sections. Also under consideration is replacing the rubber speed bump at the top of the hill and adding one additional speed bump.

He advised work would begin soon to replace the retaining wall behind the pool. A dumpster will be placed on site #183, it is to be used for construction debris only.

Buildings Report

Jim Greenfield advised the clubhouse hot water heater has been repaired. The clubhouse air-conditioning unit has been repaired. Buildings are in good condition and a review of the park models will be done soon.

Pool Report

David McDaniel advised that the pool was in good condition. Call the Office if something is wrong and needs attention.

Only authorized staff can adjust the pool temperature, Owners Please Do Not Change the Pool Temperature. Office staff will cover/uncover the pool.

David is investigating the cost to repair the shuffleboard court.

Unfinished Business

None.

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New Business

Jim Windt advised that the Board had received a Letter of Resignation from Eugene (Skip) Schute, which is effective immediately. David McDaniel made a motion, seconded by Jim Greenfield, to accept the Letter of Resignation from Eugene Schute. Motion passed unanimously.

Dan Garner advised that \$1,500 will be moved from budget line item group 9010 (utilities) to line item group 9014-4 (Wi Fi/Website Maintenance). Discussion followed by the Board. Dan Garner made a motion, seconded by David McDaniel to amend the 2022 Budget for Deer Creek Phase 2 UDI/POA, Inc. Motion passed unanimously.

Dan Garner advised that the office will accept credit card payments on a one-year trial basis. A credit card reader will be purchased. A fee may be charged. Dan Garner made a motion, seconded by Jim Greenfield, to accept credit card payments in the office. Motion passed unanimously.

Dan Garner advised that we rescind Rule #12, Leasing "Week Out/Buy Out Guidelines". This Rule pertaining to Jack and Joanne Cornwell is no longer necessary. Dan Garner made a motion, seconded by Jim Greenfield, to rescind Rule #12, Leasing "Week out/Buy Out Guidelines". Motion passed unanimously.

Activities

Anita Stewart presented the Activities Financial Report. The financial report is available in the office.

January activities included Card Bingo, Cookout today (Saturday), Saturday morning breakfasts will begin next Saturday the 15th and will cost \$6, on the 29th the band "Good Stuff" will perform and the tickets can be purchased at the office or from an Activities Committee member for \$7.50. Anita reminded owners to check the Monthly Activities Calendar and bulletin boards for up-coming activities.

Activities will furnish lunch, water and soda for all volunteers on Park Cleanup/Work Day on Friday, January 28th.

Adjournment

Jim Greenfield made a motion to adjourn the meeting, seconded by Dan Garner. Motion was approved and the meeting was adjourned at 10:45 AM.

Respectfully submitted,

Anita Stewart, Acting Secretary