

DEER CREEK PHASE II, UDI, POA, CLASS I INCORPORATED
MEETING AGENDA
JANUARY 13, 2018

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

Jim Windt led the Pledge of Allegiance.

Jim Greenfield, President, took the roll call with the following Board members present: Jim Windt, Jim Greenfield, Anita Stewart, Hogan Cooper, Larry Haines, and Dan Garner. Board member absent: Mark Junkins.

Minutes from the November 11, 2017 Board Meeting were read by Anita Stewart, Secretary. A correction was noted to change Dan Garner's Board Term expiration date from 2018 to 2019. On a motion by Jim Windt, seconded by Hogan Cooper, the corrected minutes were approved.

Minutes from the December 9, 2017 Board Meeting were read by Anita Stewart, Secretary. On a motion by Dan Garner, seconded by Larry Haines, the minutes were approved as read.

President's Report

- Jim Greenfield, appointed the Teller Committee for the February 2018, election.
Jack Cornwell, Chair
Debbie Milano
Terry Stitt
Nita Wilson
- Jim advised that the Park Cleanup/Work Day is Saturday, January 20th. Anita Stewart advised that Activities will furnish lunch and dinner for all volunteers.
- Jim asked owners that are running for the Board, to please stand and introduce themselves. Jody Hunter and Butch Cornwell were present.

Treasurer's Report

- Hogan Cooper, Treasurer, advised that the Board passed a motion with a majority vote November 27, 2017, to amend the 2017 Budget for Deer Creek Phase 2 UDI/POA, Inc. to remove the expense item of \$5,000 for reimbursement to savings. Yes votes 6, Abstain 1. Motion was approved. Hogan made a motion, seconded by Jim Windt, to amend the 2017 Budget for Deer Creek Phase 2 UDI/POA, Inc. to remove the expense item of \$5,000 for reimbursement to savings. Motion passed unanimously.
- Hogan Cooper made a motion, seconded by Jim Windt, to approve moving surplus funds from 2017 budget year, \$50,000, into Operational Savings, our reserve account. When appropriations for future projects are needed, monies will be moved to Operational Checking to cover these expenses. Motion passed unanimously.
- Hogan Cooper presented the Treasurer's Report. He reported \$106,418.30 in the operational checking account, \$99,295.30 in the money market savings account, and \$666.06 in petty cash.

A motion was made by Dan Garner, seconded by Larry Haines, to accept the Treasurer's Report. The motion passed unanimously.

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Deeds Report:

- Hogan Cooper presented the Deeds Report. There are 308 Active Deeds, 14 Deeds in Collection, and 57 Deeds in Arrears.

Vice-President's Report

- Jim Windt advised that vehicles are being driven too fast in our park. He asked owners to tell speeders to slow down.
- Jim advised that Earl Faulk and Don Milano presented a list of short- and long-range projects for the Park to the Board. They will head up two crews to work on projects. Here is a list of volunteers that helped on projects in the Park: Elijah & Mildred Cutty, Brenda & James Dorsett, William, Jerry & Cynthia Neeves, Dave and Sandra Rapp, Don & Debbie Milano, Howard Carter, Tim Spindler and children, Earl & Mary Faulk, Bill Bayer, Jeff & Debbie Peters and Toby Tyler.

Activities Report

- Anita Stewart presented the Activity Financial Report

Operational Checking	<u>\$1,685.83</u>
Operational Savings	<u>\$1,611.27</u>
Petty Cash	<u>\$ 75.00</u>
Total	<u>\$3,372.10</u>

- A motion was made by Dan Garner, seconded by Larry Haines, to accept the Activities Report. The motion passed unanimously.
- Anita reminded owners to check the Monthly Activities Calendar and bulletin boards for up-coming activities.
- Anita thanked the owners that helped with collating and stuffing material into envelopes for the annual mailing after the December 9th meeting: Deb Milano, Julia Workman, Judy Jolly, Marianne Curcio, Lois & Jody Hunter, Bill Bayer, Cheryl MacLean, Joanne Cornwell, Mark Junkins, Jim & Connie Greenfield, and Mike Stewart.
- Anita thanked Betty Andres for donating an umbrella for the pool area.

Grounds Report

- Larry Haines made a motion, seconded by Anita Stewart, to purchase bricks to build the wall by the sidewalk, finish sites and sewer areas with the cost not to exceed \$900. Motion passed unanimously.
- Larry Haines made a motion, seconded by Anita Stewart, to purchase bricks to finish the upper wall with the cost not to exceed \$700. Motion passed unanimously.

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Buildings Report

- Larry Haines reported the buildings and grounds are in good condition. He thanked the owners who stayed during Hurricane Irma for helping to clean up the Park.
- Larry advised that the air-conditioning unit that was replaced last summer is working fine.

Pool Report

- Dan Garner proposed the installation of a separate water meter for the swimming pool. The Park pays one rate for water and a much higher rate for sewer. Installation of a water meter could save our Park money. He will obtain quotes.
- Dan advised that he is still waiting on quotes for the county-mandated resurfacing of our pool. The pool will be resurfaced mid-summer.

Unfinished Business

- Larry Haines advised that the Board reviewed three quotes received to replace the clubhouse roof. Larry made a motion, seconded by Jim Greenfield, to select R.I.G. Construction & Roofing, Inc. to replace the clubhouse roof per their Proposal #6276 dated November 30, 2017, at a cost not to exceed \$15,000. A roll call vote was taken: Hogan Cooper, Yes; Dan Garner, Yes; Jim Windt, Yes; Larry Haines, Yes; Anita Stewart, Yes; Jim Greenfield, Yes. Motion passed unanimously.

New Business

- Larry Haines made a motion, seconded by Jim Windt, to hire a pest exterminator for the Clubhouse at a cost not to exceed \$1,040.
A roll call vote was taken: Hogan Cooper, No; Dan Garner, Yes; Jim Windt, Yes; Larry Haines, No; Anita Stewart, Yes; Jim Greenfield, Yes. Motion passed with a majority vote.
- Larry Haines made a motion, seconded by Jim Greenfield, to hire a pest exterminator for the 2-bedroom park model at a cost not to exceed \$640. After discussion, a roll call vote was taken: Hogan Cooper, No; Dan Garner, Yes; Jim Windt, Yes; Larry Haines, No; Anita Stewart, Yes; Jim Greenfield, Yes. Motion passed with a majority vote.

Jim Windt advised he has contacted another exterminator for a free estimate for additional pest control.

- Larry Haines made a motion, seconded by Anita Stewart, to upgrade the Park's WiFi with more access points/repeaters to better cover the Park with a WiFi signal, at a cost not to exceed \$750. Motion passed unanimously.
- Larry Haines made a motion, seconded by Dan Garner, to purchase wood to repair picnic tables at a cost not to exceed \$600. Motion passed unanimously.

Other Business

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Other Business

- Jim Windt advised that our water utility is changing from NES to Deer Creek RV Golf & Country Club, Inc. Deer Creek has been granted a license by the Florida Public Service Commission to be our utility and has advised Deer Creek is raising our rates: water 6.69% and sewer 4.5% starting January 1, 2018.

Adjournment

- Jim Windt made a motion to adjourn the meeting, seconded by Hogan Cooper. Motion was approved and the meeting was adjourned at 10:45 AM.

Respectfully submitted,

Anita Stewart, Secretary

Secretary Note:

The Treasurer's Report will be changed at the next meeting to reflect the following balances:

<i>Operational Checking:</i>	<i>\$106,418.30</i>
<i>Money Market Savings:</i>	<i>\$128,719.68</i>
<i>Petty Cash:</i>	<i><u>\$ 666.06</u></i>
	<i>\$235,804.04</i>