

DEER CREEK PHASE II UDI, POA, CLASS I, INCORPORATED  
Minutes of the meeting  
FEBRUARY 13, 2016

The February 13, 2016 meeting of DEER CREEK PHASE II UDI, POA, CLASS I, INCORPORATED was called to order at 12:05 PM by Jim Greenfield. Roll call was taken with the following members in attendance: Jim Greenfield, Dick Startzenbach, George "Bob" Meister, Anita Stewart, Larry Haines, Hogan Cooper, and Jim Windt.

Jim Greenfield entertained motions for the board positions:

Jim Greenfield was nominated for President by Anita Stewart, seconded by Dick Startzenbach, and the motion passed unanimously.

Dick Startzenbach was nominated for Vice-President by Jim Greenfield, seconded by Bob Meister, and the motion passed unanimously.

George "Bob" Meister was nominated for treasurer by Jim Windt, seconded by Dick Startzenbach and the motion passed unanimously.

Jim Windt was nominated for secretary by Jim Greenfield, seconded by Dick Startzenbach and the motion passed unanimously.

Anita Stewart was nominated for Activities by Jim Greenfield, seconded by Jim Windt and the motion passed unanimously.

Hogan Cooper was nominated for Buildings by Jim Greenfield, seconded by Dick Startzenbach and the motion passed unanimously.

Larry Haines was nominated for Grounds by Jim Greenfield, seconded by Jim Windt and the motion passed unanimously.

Anita Stewart read the minutes from the January 9, 2016 board meeting and they were approved as read.

The treasurer's report was not given because it was the same as read at the earlier Owner's meeting.

**Activity report:**

Anita Stewart reported that she was forming a committee of about 5 owners. We will be having a Wednesday, Feb. 17, morning get-together from 9- 10 AM with coffee and doughnuts in the clubhouse. There will be a Block Party on Friday, February 19 at 4 PM in the driveway by the clubhouse. We will have wieners and beans, with everyone bringing a snack and drink. Cost will be \$3.00 p/p.

Anita asked for people to sign-up in the clubhouse to help with breakfasts. Everyone is welcome.

**Pool Report**

Jim Windt reported that repairs had been completed to the pool heater and plumbing system. This was done to make the system run more efficiently. Now all switching between the solar

system and the electrical system will be done automatically. In addition, a new solar blanket was purchased and installed. It has a 2 year full warranty and a 7 year prorated warranty. He made a motion to approve the repairs and solar cover costs in the amount of \$1676.68. It was seconded by Dick Startzenbach and passed unanimously.

### **Unfinished Business**

Jim Windt made a motion to rescind the previously approved motion from the December 2015 meeting to authorize R.I.G. Roofing of Lakeland, FL to do the intermediary repairs to the clubhouse roof, not to exceed \$1200. Motion was seconded by Jim Greenfield, and passed unanimously.

It was the feeling of the board that the repairs could be done in-house by Larry Haines and Hogan Cooper.

### **Grounds**

Dick Startzenbach reported that he had met with Regal Ridge people to discuss the replacement of the three gates between Fawn Ridge and Regal Ridge. The costs will be split, with Fawn Ridge UDI's share not to exceed \$2500. Dick made the motion to replace the old gates with the costs to be shared, as previously stated, seconded by Jim Greenfield, and passed unanimously.

Dick also reported that **in an emergency, owners should tell the emergency people to enter the our park using Spotted Fawn Drive.**

### **New Business**

Dick reported that the oak tree by the 2 bedroom park model is infested with carpenter ants. He will investigate what our options are. His goal is to try to save the tree, if at all possible.

### **2016-2017 Meeting Dates:**

The calendar of meeting dates for the next year will be:

November 12, 2016

December 10, 2016

January 14, 2017

February 11, 2017, the annual Owner's Meeting followed by the board meeting

March. 11, 2017

The motion to accept these dates was made by Jim Windt, seconded by Dick Startzenbach and approved unanimously.

There being no further business, Dick Startzenbach made a motion to adjourn, seconded by Jim Greenfield, and it was approved unanimously. Meeting was adjourned at 12:30 PM.  
Respectfully submitted,

Jim Windt, Secretary