

DEER CREEK PHASE II, UDI, POA, CLASS I, INC.
ANNUAL OWNERS MEETING MINUTES
FEBRUARY 13, 2021

The Annual Owner's Meeting of the Deer Creek Phase II, UDI, POA, Class I, INC. was called to order by Jim Windt, President, on February 13, 2021 at 10:00 AM.

Dan Garner led the group in prayer.

Anita Stewart led the Pledge of Allegiance.

Jim Windt asked for a moment of silence for owners who had passed away during the last year.

"A quorum was declared by the voting presence of 307 association owned deeds. Since the number represents more than 30% of outstanding deeds, this will be considered an official meeting and all owners present may bring official business to the floor to be voted upon. All owners present were certified as official owners qualified to be present at this meeting because they have no monies outstanding to the association and are allowed one vote per deed to be cast on issues presented. The association deeds are not to be voted and are only used to establish a quorum."

Dottie Windt read a history of our park to remind us of how we came to be. The history had been written with the help of Bob Meister, Jack Cornwell, Fran Burdette, Don Gibbs, and Ken Peterson.

Directors present were: Jim Windt, President; Walter Robinson, Vice-President / Secretary; Dan Garner, Treasurer; Anita Stewart, Activities; Jim Greenfield, Buildings; David McDaniel, Pool; Bob Marshman, Grounds (Zoom / Phone) All board members were present.

Jim Windt asked all past board members to stand, and thanked them for their service to our park.

Walter Robinson read the minutes from the February 8, 2020, owner's meeting. Jim Greenfield made a motion to accept the minutes as read, seconded by David McDaniel. The motion was approved unanimously.

Treasurer's Report

Dan Garner gave a report on the funds in our accounts. Financial information is available to owners at the office.

2020 property tax letters are available in the office to all owners who would like one.

Mike Stewart made a motion to approve the Treasurer's report and it was seconded by Don Milano. Treasurer's Report was approved unanimously.

DEEDS

Dan Garner report that We have 262 active deeds, 0 deeds in arrears, 46 deeds for sale.

President's Report

Jim Windt welcomed everyone here. It is a difficult year, we are glad that as many of you came this season as possible. Noting that the park has 30 empty sites this week, when we would normally be full, this is happening at all parks not just ours. People are just not traveling.

Jim asked new owners to stand and be recognized. They were given a nice welcome by the rest of the owners present.

Jim thanked all the owners who have spent time working on different projects, so many of you have helped that if I try to name everyone, I might miss someone and I would not want to offend them.

Several owners have spent a great deal of time on projects, like the remodeling of the men's bathroom, and saved us a lot of money.

Jim reminded everyone that masks are required in the office.

Polk county and Publix are taking reservations for Covid vaccines. Some of our owners have gotten their first or both shots through various sources. Hopefully this will allow us to open our activities by next year. Thank you to the owners who have followed the guide lines to help protect everyone in the park.

Jim thanked all the owners who sent letters last year appealing to the PSC about the huge water rate increase we were facing. Because of this effort our water and sewer bill may eventually even go down a little. Along with this we had to replace our water meter, which was done last spring, and a couple of owners replaced a valve that started leaking in the area of the water meter.

Speeding is still a problem here, our speed limit is 10 MPH. Please slow down and help keep us all safe.

Jim thanked all the board members, in the past two years we have had to deal with the water issue, and now the Covid virus. It has been a year of continuous decision making. It is not a job that we were trained for or expected when we ran for the board. They are always there when needed, and we try to do the best we can for the park.

Vice-president's Report

Walt welcomed everyone back. Thank you to all the owners who have helped this past year with the repairs and maintenance here in the park.

Activities Report

Anita Stewart gave the Activities Finance report.

March 12, 2021 will be our annual clean up day, activities will provide lunch and drinks.

Anita thanked Lisa Fogleman, Marlette Foster, and Jen Brown for donating the doughnuts this morning.

Fawn Ridge decals are available from Dottie Windt or the office.

Thank you to everyone that has helped these past years while I was Activities director, I could not even begin to list names as it would be practically everyone.

Anita thanked her committee for all their hard work, and asked them to stand to be recognized. The committee members are Cindy Garner, Karen Robinson, Billie Coleman, and Dottie Windt.

Buildings Report

Jim noted that we do maintenance all year long so our buildings are in good shape. There are no big projects going on at this time, just some work on the lights in the clubhouse.

Grounds Report

Bob thanked everyone that has been helping out with the grounds work in his absence.

Pool Report

David stated that the pool and the deck are looking great. Thanks to everyone who worked on it before the season began.

Thanks to Joe & Moe Esparza for the work they are doing with painting the tables.

We have a project that we are working on to have night swimming. I am getting estimates on the necessary lighting.

Thank you to Gerry & Judy Lamberth, Bobby & Carol Witherspoon, and Jimmy & Linda Wade for their work on the pickle ball courts.

Unfinished Business

Regarding the motion tabled last year about the front gate closure, it was requested that the front gate be kept closed at all times, except for during morning check in. The board looked into it, and decided to keep the front gate and all other gates closed 24/7. We are getting estimates on a walkway gate to be installed by the office to help lessen the wear on the main gate.

New Business

Some of the 100 amp electric jumper boxes are going to need replacing. This will be a big project which will mean shutting off electric to a section of the park while the contractor installs the new equipment. This will be a costly project, but is necessary. We do not have any numbers yet, but we hope to begin this summer.

We would like to have a committee to look in to planning future projects. If you are interested please speak with a member of the board.

Jack Ehlenberg asked if there were any way to build a better rapport with the communities of Deer Creek. Jim spoke about how communication between the Deer Creek office and ours has been good through out the pandemic. In some other instances it has not gone as smooth. We are not sure what else we can do.

Mike Stewart wanted to discuss the rule about mats and dog enclosures on the grass. Owners comments on the subject included only allowing mats where we are going to widen the sites, or allowing mats only for two week stays. The fact that we do not know when we will be able to widen sites, that not all sites will be able to be widened and the confusion that would be caused by allowing mats on some site but not others. Mary Faulk asked for Grounds director Bob Marshman's opinion on how the mats would effect the grass. Bob stated that while short term like two weeks use of the mats would probably not do a lot of damage, the next owner coming in will do the same thing, and then the next and continual use would definitely kill the grass.

Frances Thompson made a motion that we leave the rule in place as is. Joe Esparza seconded the motion. A vote was taken in the room and on zoom and the motion passed.

Eugene Shute wanted to discuss increasing the user fees to cover utilities. Anita Stewart stated that the user fee was only intended to help offset the cost of utilities not to pay for them in full. Jim Greenfield explained that the park was never intended to have daily users to pay to carry the heavy load of the park. It was designed to have the entire membership do it, all owners have a stake in the running and up keep of the park. Joe Esparza talked about the volunteers who help with maintenance around the park to keep our costs down so we don't have to pay higher fees.

Don Milano asked if the fence around the park was ours or co-owned by Deer Creek. Jim Greenfield stated that the fence is co owned by us and Deer Creek. The Gates are owned by us. Don Milano mentioned that an owner from the Deer Creek side was tying things to the fence and should we allow this. Dottie Windt noted that are office staff has pretty lights on the fence, and because it is co-owned we should just let it be. Mike Stewart said he thought that it was stated in the by laws or covenants, or maybe a county ordnance that nothing could be put on the fence. The Board will research this.

Gary asked if the rule for dogs was that the weight had to be under 40 pounds, and if there was a number of dogs allowed. Jim Windt informed him that the rule was indeed 40 pounds and that there is no number of dogs in the rule.

Robert asked if we were going to talk about moving in the summer. Jim Windt stated that last month the board passed a rule that during the summer time, the maximum number of weeks an owner can be on a site is 5 weeks. This was requested by the office staff. This is to allow for mowing and the cleaning of sites regularly instead of after six or seven months of continual use.

Teller Committee Report

Butch Cornwell was recognized as chairman of the Teller Committee. He thanked Deb Milano, Marlette Foster and Linda Wade for their help on the committee.

Butch gave the following election results: there were 97 envelopes, 10 were ineligible due to no deed number or name.

The candidates received the following tallies: Dan Garner received 83 votes, Eugene Shute received 3 write in votes, Jody Hunter, Bob Shaw and Wayne Newcomb each received 1 write in vote.

Jim Windt asked Eugene Shute if he would accept a seat on the board, with the understanding that he will attend board meetings and be available for conferences. Eugene Shute accepted the position. Dan Garner and Eugene Shute were elected to the Board of Directors for 2-year terms expiring February 2023. The board will take up what happens with the empty position at another time.

Jim Windt thanked Anita Stewart for all her years of service to the park as a board member.

With the motion to adjourn by Mike Stewart, seconded by Butch Cornwell, the meeting was adjourned at 11:47 AM.

Respectfully submitted,

Walter Robinson, Secretary