

DEER CREEK PHASE II, UDI, POA, CLASS I, INC.  
BOARD MEETING MINUTES  
March 14, 2020

A meeting of the Deer Creek Phase II, UDI, POA, Class I, Incorporated Board of Directors was held as scheduled.

The meeting was called to order by President Jim Windt at 10:00 a.m.

Jody Hunter led the Pledge to the flag.

Directors present: Jim Windt-President, Dan Garner-Treasurer, Anita Stewart-Activities, Jody Hunter-Buildings, Bob Marshman-Grounds, Mark Junkins-Pools. Director absent: Walt Robinson-Vice President/Secretary.

The Minutes of February 8, 2020, were read by Anita Stewart-Acting Secretary. Mark Junkins motioned to approve the minutes and Jody Hunter seconded the motion. The minutes were approved unanimously as read without corrections.

#### TREASURER'S REPORT (Dan Garner)

Dan presented the Treasurer's Report. All financial amounts are available in the Park Office. The Park's finances are currently looking good.

Mark Junkins motioned to approve the Treasurer's report and Bob Marshman seconded the motion. The motion was approved unanimously.

Dan presented the Deeds Overview

Active Deeds	286
Deeds in Collection	4
Deeds in Arrears	8

There are currently no deeds for sale in the Office.

Bob Marshman motioned to approve the Deeds Report and Jody Hunter seconded the motion. The motion was approved unanimously.

#### PRESIDENT'S REPORT (Jim Windt)

- Speeding is still a problem, please slow down, cars and golf carts.
- Please use the new mirror at the corner by the new park model. This will help alleviate congestion at that corner.
- Jim thanked all the volunteers that helped during the Clean-Up Day. There was a wonderful turnout.
- Jim advised that Deer Creek has closed all their buildings through Thursday for a thorough sanitizing.
- We should know the new water rates after the Public Service Commission meeting scheduled for March 31. Owners will be advised of the outcome.
- Jim attended a Variance Meeting that was requested by a neighbor. The neighbor was granted the variance provided storm water is diverted away from Fawn Ridge UDI.
- Jim thanked Jeff Peters for his work on our Internet, it is much faster.
- Jim advised that the Board is reviewing the Park's rules. We will remove dollar amounts from all the pages and list all fees on the Fee Schedule.

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- Jim advised that the Board would take a look at enforcing the no-fence rule, including dog fences, in November, 2020. Per Florida law, all dogs must be on a 6-foot leash when outside the RV.
- Jim read a thank-you card to the Board from Don and Betty Mann.
- Jim wished everyone a good summer and to stay safe.

ACTIVITIES REPORT (Anita Stewart)

Anita presented the Activities' Report. All financial amounts are available in the Park Office.

- Anita thanked all the owners that volunteered on Clean-up Day.
- Activities funds have purchased the following items this year:
  - Refrigerator
  - CD player used mainly for water aerobics
  - DVD player used for movies and morning step-aerobics
  - Two deck storage boxes, one for pool items and one for pickle ball items
  - Paint, rollers and brushes to paint the floor on the screened-in porch
  - New playing cards for our evening card players
  - New aprons embroidered with Fawn Ridge logo by Lois Howard
  - Parts to repair clubhouse chairs
  - Provided Danish and Coffee in the morning and provided lunch to all volunteers on Clean-up Day
  - Contributed half the cost of the new lights for the pickle ball court
- All Activities have been cancelled for the remainder of March. This is to help keep our owners safe and eliminate large gatherings that could spread any virus'.

Mark Junkins motioned to approve the Activity Report and Dan Garner seconded the motion. The report was approved unanimously.

GROUNDS REPORT (Bob Marshman)

- Bob thanked everyone who worked on the Clean-Up Day, it was very successful.

BUILDINGS REPORT (Jody Hunter)

- Jody thanked everyone who helped at our Clean-Up Day.
- The Office windows will be done in two weeks.
- Jody thanked Don and Jeff Peters for installing the new internet cage in the clubhouse.
- Jody replaced two exhaust fans in the bath house.

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POOL (Mark Junkins)

- Mark thanked everyone who helped at our Clean-Up Day, especially the women who helped with painting.
- Pool is in great condition and warm.
- Mark has received a quote to facilitate setup of the net and poles for pool volleyball for \$1,400. He will obtain other bids.

NEW BUSINESS

- It was decided by the Board to open the meeting for our owners' input regarding the Corona Virus impact on our Park and Park owners only.

Pat Fore recommended that owners see a doctor if any symptoms appear, tell the Park Office, both owners should quarantine in their coach, ask for other owners to pick up groceries/supplies for them. Park Models should be closed to all guests, family care givers maybe, who would clean park model after?

Jodi D stated that we cannot evict sick owners, Visiting Nurses or other agency may assist with sick owner.

Paul Fore recommended closing all gates. All outsiders must go through office for admittance to our Park.

Lois Hunter is it possible to check in via phone?

Joe Espanosa stated that staff is doing a great job cleaning bath houses.

Many other owners comments/suggestions were made. The Board will review all suggestions and come up with a plan that will be e-mailed to all owners.

The Board closed the open portion of the Board meeting.

- Bob Marshman motioned to allocate up to \$30,000 for the purpose of widening up to ten sites and Dan Garner seconded the motion. A roll-call vote was taken: Jody Hunter-Yes, Bob Marshman-Yes, Mark Junkins-Yes, Anita Stewart-Yes, Dan Garner-Yes, and Jim Windt-Yes. The motion was approved unanimously by all Board members present.

- Dan Garner, Treasurer, proposed budget adjustments. These adjustments are listed on the financial report which can be obtained in the Office.

Dan Garner motioned to approve the budget adjustments and Mark Junkins seconded the motion. A roll-call vote was taken: Jody Hunter-Yes, Bob Marshman-Yes, Mark Junkins-Yes, Anita Stewart-Yes, Dan Garner-Yes, and Jim Windt-Yes. The motion was approved unanimously

- Dan Garner motioned to change the daily usage rate, effective May 1, 2020, to \$5.00 per day from May 1 through October 31, and to increase the daily usage rate from \$2.00 to \$3.00 from November 1 through April 30, Mark Junkins seconded the motion.

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A short discussion ensued.

A roll-call vote was taken: Jody Hunter-Yes, Bob Marshman-Yes, Mark Junkins-Yes, Anita Stewart-No, Dan Garner-Yes, and Jim Windt-Yes. The report was approved with five Yes votes and one No vote cast. Motion passed.

- Bob Marshman motioned to allocate up to \$1,300 for our lawn fertilization program and Dan Garner seconded the motion.

Additional information was provided. The process would begin in March and would be done in two steps. There is no insecticide in the spray. The grass is in much better condition.

The motion was approved unanimously.

ADJOURNMENT

With no other business to be discussed, on a motion by Dan Garner, seconded by Jody Hunter, the meeting was adjourned.

Respectfully submitted,

Anita Stewart  
Acting Secretary