

DEER CREEK PHASE II, UDI, POA, CLASS I INCORPORATED
MEETING MINUTES
NOVEMBER 11, 2017

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

Jim Windt led the Pledge of Allegiance.

November 11th was Veteran's Day and Jim Windt asked all veterans to stand and thanked them for their service. Owners thanked them with a round of applause.

Anita Stewart, Secretary, took the roll call with the following Board members present: Anita Stewart, Hogan Cooper (on phone), Larry Haines (on phone), Mark Junkins, Jim Greenfield, and Jim Windt.

Minutes from the March 11, 2017 Board Meeting were read by Anita Stewart, Secretary. On a motion by Jim Windt, seconded by Mark Junkins, the minutes were approved as read.

Minutes from the March 31, 2017 Emergency Board Meeting were read by Anita Stewart, Secretary. On a motion by Mark Junkins, seconded by Jim Windt, the minutes were approved as read.

President's Report

- Jim Greenfield welcomed owners back and stated the Park looks good.
- Jim asked Connie Greenfield to thank the volunteers who helped clean up the park after Hurricane Irma: Adam & Marie, Doug, Allen & Cheryl, ET & Alice, Terry, Nita, Bill & Alice, VC, Dave Campbell. Jim also thanked our office staff for doing everything possible to prepare the Park for the hurricane.
- The hurricane damaged the roof, which now needs to be replaced. The Board is negotiating with our insurance company for payment.
- Jim advised that he and Connie were able to purchase two more tables for the pool area at a low price.
- Jim advised that anyone who wanted to run for the Board must have their resume and a picture handed into the office before December 1.
- Jim advised that the Board voted unanimously via phone on June 30, 2017, to approve the installation of a gate in the Park's fence between sites 176 and 177 to allow Deer Creek access to the sewer transfer well at no cost to Fawn Ridge UDI.

- A motion was made by Jim Windt, seconded by Anita Stewart, to appoint Dan Garner to the Board of Directors to fill the vacant position created by the resignation of Eric VanOpstal. Term expires February, 2019. Motion was approved unanimously.
- A motion was made by Jim Windt, seconded by Larry Haines, to accept the resignation of Hogan Cooper as Vice President. Motion was approved unanimously.
- A motion was made by Jim Greenfield, seconded by Mark Junkins, to appoint Jim Windt, as Vice President. Motion was approved unanimously.
- A motion was made by Jim Windt, seconded by Larry Haines, to appoint Dan Garner as Pool Director. Motion was approved unanimously.

Vice-President

None.

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Treasurer's Report:

- Jim Windt presented the Treasurer's Report. There is \$74,584.00 in the operational checking account, \$128,689.17 in the operational savings account, and \$321.70 in petty cash.

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

Deeds Report:

- Jim Windt presented the Deeds Report. There are 328 Active Deeds, 14 Deeds in Collection, 23 Deeds in Arrears and 6 Deeds in the office for sale.

Activity Report

- Anita Stewart presented the Activity Financial Report

Checking	\$ 1,661.82
Savings	\$ 1,611.13
Petty Cash	\$ <u>75.00</u>
Total	\$ 3,347.95

- Anita reminded owners the Thanksgiving Dinner is November 23, at 2:00 PM, and the signup sheets are in the office and clubhouse. Volunteers to help prepare and serve dinner would be appreciated. Please check the Activities calendar for up-coming events.
- Anita advised that a computer was donated for owner's use in the clubhouse. We now have two computers for owner's use.

Buildings

- Larry Haines advised that the Board voted unanimously via phone on May 23, 2017, to approve the purchase of a replacement air-conditioning unit for the club house with the price not to exceed \$5,000.

Grounds

- Mark Junkins stated the grounds are in good condition.
- Mark advised the retaining wall by the walkway needs repair.
- Due to the unexpected hurricane expenses, i.e. roof, extending the sites may have to be put on hold. If we have the money, maybe the handicapped sites could be done this season.

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- Mark advised that a wood chipper would be a good purchase for the Park. When trees are trimmed in the Park, the branches could be put through a chipper and the mulch could be placed around the park in strategic locations.

A motion was made by Mark Junkins, seconded by Larry Haines, to approve the purchase of a wood chipper at a cost not to exceed \$600. The motion was passed unanimously.

Pools

- Dan Garner stated that the pool filter grids were clogged and had to be replaced.

A motion was made by Dan Garner, seconded by Jim Windt, to purchase replacement pool filter grids from Heartland Pool at a cost not to exceed \$650. The motion was passed unanimously.

- Dan advised that as a result of the pool inspection, we must resurface the pool before November 2018. The approximate cost will be \$22,500. The process will take approximately 4 weeks and the pool will be closed. Bids will be obtained to be brought before the Board.

Unfinished Business

- Jim Greenfield advised that the Board voted unanimously via phone on May 5, 2017, to approve the reimbursement to Deer Creek for purchase of a new water/sewer valve at a cost not to exceed \$2,500.

New Business

- Anita Stewart proposed removing the storage site restriction from sites #105 and #106 in the Owners Reference Packet, Section III, Storage-Authorized Unauthorized, Item 2.

A motion was made by Anita Stewart, seconded by Jim Windt, to change the wording from Storage-Authorized Unauthorized, Item 2. "with exception of sites #105, #106, #115, #116, #119 and #121" to "with exception of sites #115, #116, #119 and #121". A roll call vote was taken with the following votes cast, Yes votes Jim Windt, Dan Garner, Jim Greenfield, Anita Stewart, No votes Hogan Cooper, Larry Haines, and Mark Junkins. The motion passed.

- A motion was made by Jim Windt, seconded by Mark Junkins, to obtain bids to replace our damaged club house roof at a cost not to exceed \$30,000. The motion was passed unanimously.
- Jim Windt proposed to raise the yearly maintenance fee \$10. This would increase our 2018 Budget, under Income, Maintenance Fees, by \$3,225, and increase the Expenditure Line Item, Repair and Maintenance-Buildings to \$13,833. The new Total Yearly Expenses is \$244,305. Board members discussed the raise, pro and con.

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A motion was made by Jim Windt, seconded by Anita Stewart, to increase the yearly maintenance fee from \$545 to \$555 effective January 1, 2018. A roll call vote was taken with the following votes cast. Yes votes Jim Windt, Jim Greenfield, Dan Garner, Anita Stewart. No votes Mark Junkins, Larry Haines, Hogan Cooper. The motion passed.

- A motion was made by Jim Windt, seconded by Dan Garner, to approve the proposed 2018 Budget as presented. A roll call vote was taken with the following votes cast. Yes votes Jim Windt, Jim Greenfield, Dan Garner, Anita Stewart. No votes Mark Junkins, Larry Haines, Hogan Cooper. The motion passed.

Board members Hogan Cooper and Larry Haines left the meeting at 10:57 AM.

Anita Stewart made a motion to adjourn the meeting, seconded by Mark Junkins. Motion was approved and the meeting was adjourned at 11:00 AM.

Respectfully submitted,

Anita Stewart, Secretary