

## **Deer Hollow Homeowners Association Board Meeting Minutes**

Meeting Date: Monday, January 12, 2026

Attendees: Larry Woldman (President), Mike McLean (Vice President), Joe Borome (Secretary), Lisa Bender (Treasurer), Yuri Guimoye (Director), Rick Treharne (York Management), Melanie Treharne (York Management).

### **Quorum Certified.**

Meeting notice in accordance with statutory requirements.

Call to Order: 6:30pm by Larry Woldman, President

Motion to approve November Board Meeting Minutes by Joe Borome. Seconded by Lisa Bender.

### **President's Report - Presented by Larry Woldman, President**

- Announced winners of the Christmas Lights display
- Call for volunteers
- Meeting with department of transportation to slow traffic
  - Added new signs at 17th Street
  - Would like to have a lit sign at Deer Hollow Blvd & Briar Creek
- Continue tree cutting down boulevard
- Next focus: clean roofs, pressure wash sidewalks, palm trimming
- Renter: background checks - Pump running continuously by playground
- Patrick to paint/pressure wash signs - Wasps nest in playground
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### **Treasurer's Report - presented by Lisa Bender, Treasurer**

- Plan to work of delinquencies - reduce \$50k to \$30k
- Potential to redirect rent from tenants
- Wrote off delinquencies under \$100
- Reminder for upcoming AGM and importance of attendance/proxies

### **Management Company Report - Presented by Melanie Treharne**

- Violation's review
- Parking reminder
- Website - updating with payment portal and documents
- Common area - meet with lawn company to clean up areas being missed

### **Architectural Review Committee Update - Presented by Larry Woldman**

- 18 applications were reviewed - all were approved
- Approved: 5716 Deer Hollow Trl, 5529 Briar Creek Way, 5767 Alden Garden Way, 1734 Nelda Ln, 1177 Deer Hollow Pl, 1843 Briar Creek Crt, 1680 Deer Hollow Blvd, 5847 Pauma Ct, 5869 Deer Hollow Ln E, 5761 Deer Hollow Trl, 5830 Pauma Pl, 5707 Deer Hollow Trl, 1360 Fawnwood Cir, 1609 Bay Hill Cir, 1365 Fawnwood Cir, 1882 Briar Creek Pl, 5796 Deer Hollow Trl, 5794 Deer Hollow Trl
- Motioned by Mike McLean, Seconded by Lisa Bender

**Adjournment:** 7:30pm by Larry Woldman, Seconded by Lisa Bender.