

Deer Hollow Homeowners' Association, Inc.

Board of Directors' Meeting, May 6, 2024, - 6:30 p.m.

Restoration Fellowship Church, Oasis Room, 5614 Richardson Road, Sarasota, FL 34232

1. **Call the Board of Directors' meeting to order, establish a quorum (attendance) & procedure:** The meeting was called to order at 6:30 p.m. by John Beiler and a quorum was established. The Board of Directors in attendance: John Beiler, President; Eric Williams, Vice President; Laurine Heal, Secretary, and Brittany Polston of Sentry Management.
2. **Approval of Minutes** – John Beiler made a motion that we approve the minutes of March 4, 2024, and March 22, 2024. Eric Williams seconded the motion, and Laurine Heal voted yes.
3. **Manager's Report** – Brittany Polston had previously submitted a Board Packet to the Board of Directors.
4. **President's Report** –
 - A. The sprinkler system in Deer Hollow has been completely upgraded. The well pump was replaced off the entrance at 17th Street. Lights are in the process of being repaired at the signs at Country Pines. Tree trimming is an ongoing project. Some leaning trees were cut down and removed from Preserve C in Country Pines.
 - B. John Beiler made a motion that we accept John Hefflefinger as Member at Large on the Board of Directors. Laurine Heal seconded the motion and Eric Williams voted yes.
5. **Old Business** –
 - A. **Update on Preserve C, Tract G, Expenses** – Keith Drum of West Coast Wetland, Inc., will advise us by 5/10/24 the expenses per lot for those who encroached into Preserve C. These owners will be sent a bill for the expenses incurred in the preserve. Letters will be sent advising them of the expense owed. The attorney will be contacted if the owner does not pay for the restoration. Most of the expenses will be made by the County.
 - B. **Update on Plants and Mulch in Deer Hollow** – Eric Williams explained that approximately 160 plants were planted to replace all the dead plants on Richardson Road. Plants were purchased and installed at the median, circles, signs, and the entrance to 17th Street. Seven (7) pallets of new mulch were placed around all the areas where new plants were installed and common areas. A proposal for a future project is to replace the sod in the common areas which will be an expensive project. There has been a lot of erosion which is affecting the lack of grass. The County will be contacted to see if they issue grants for replacing sod in the common areas.
6. **New Business** –
 - A. **ARC Requests** – John Beiler made a motion that we approve the following ARC Modification Requests. Motion was seconded by Eric Williams and Laurine Heal voted yes. Lot #4S (Front Door), Lot #84 (Exterior Paint), Lot #108 (Exterior Doors), Lot #116 (Roof), Lot #132 (Roof), Lot #135 (Remove Tree), Lot #148 (Concrete Pad & Shed), Lot #161 (Fence), Lot #191 (Trash Bin Fence), Lot #203 (Fence), Lot #316 (Exterior Paint), Lot #354 (Roof), Lot #370 (Garage Door & Windows), Lot #388 (Roof, Windows, Siding, & Gutters), Lot #396 (Fence, Lanai, Landscaping), Lot 541 (Windows, Garage Door).
 - B. **Clarity on Violation Process – Courtesy & Fining Letters** – The violation process was discussed in detail. The attorney will be contacted to verify we are using the correct method for the violations. Sentry Management makes our compliance drive through at the beginning of each month. They return each week only to check to see if the non-compliance is in compliance. The Board of Directors offered to assist Management by checking each address that was not cured in the given number of days allotted to confirm if they have come into compliance.
 - C. **Next Step in Aging Accounts** - The owners who were late in paying their assessment a Notice of Late Assessment was sent. We give them thirty days. Eric made a motion that we send Notice of Intent to Record a Claim of Lien after the 30 days. John Beiler seconded the motion and Laurine Heal voted yes. Then we must give them 45 days before the HOA can file a lien against the member's property. The expenses incurred with the lien process will be charged to the owner.

7. **Owner's Comments:** Several items were discussed: Vendors parking on the common areas. The irrigation water is spraying into the street. Who to contact for problems that occur, Airbnb in Deer Hollow, Vinyl fencing, proxies and volunteers for signatures for the proxies, dogs walking without a lease, lawn furniture and toys in the yards, and yard with a lot of leaves.

8. **Next Meeting** – Monday, June 3, 2024, at 6:30 p.m.

9. **Adjournment** –John Beiler made a motion to adjourn the meeting at 7:55 p.m. Laurine Heal seconded the motion.

Respectfully Submitted,

Laurine Heal, Secretary