

Deer Hollow Homeowners' Association, Inc.

Board of Directors' Meeting,

December 4, 2023, - 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 Hefflefinger and a quorum was established. The Board of Directors in attendance: John Hefflefinger, President; John Beiler, Vice President; Laurine Heal, Secretary; Eric Williams, Treasurer; Angela Bryson, Director, and Brittany Polston of Sentry Management, Inc.
2. **Approval of Minutes** – John Beiler made a motion that we approve the minutes of November 6, 2023. Angela Bryson seconded the motion. Eric Wiliams, John Hefflefinger and Laurine Heal voted yes.
3. **Manager's Report** – A few violations have gone out to residents. The annual meeting announcement has been prepared and is in the process of being mailed. Sentry has reached out to AFSM but have not heard back from them. Combining mailings and the timing to send payments in was discussed. Has a letter to the resident who has two cars parked on the common area gone out? A letter from Sentry Management with information regarding violations is in the mailing of the annual meeting announcement. Once this is received violations letters will be sent to residents.
4. **Old Business** –
 - A. Update on Irrigation System: John Hefflefinger and Joe Borome explained in detail what has been repaired/ replaced with our irrigation system.
 - B. Maintenance Agreement – Laurine Heal made a motion to approve a monthly maintenance program with Wagler Irrigation for \$180.00. John Beiler seconded the motion. Angela Bryson, Eric Williams, and John Hefflefinger voted yes.
5. **New Business** –
 - A. ARC Requests: Angela Bryson made a motion that we approve the following ARCs. John Beiler seconded the motion and Eric Willams, John Hefflefinger and Laurine Heal voted yes. Lot #81 (Roof), Lot #334 (Roof), Lot #509 (Fence),
 - B. Fountain Replacement – The new motor has been shipped. Expected arrival any day now.
 - C. Fence at 17th Street along the canal – “Hold Harmless Agreement” - We will have the attorney look at this.
 - D. Attorney Selection – Eric Williams made a motion that we accept Lobeck & Hansen as our new attorney. John Beiler seconded the motion and Angela Bryson, John Hefflefinger and Laurine Heal voted yes. Sentry Management will notify the attorney of the Board of Directors' decision.
 - E. Tow Company – Laurine Heal made a motion to accept Upman's Towing as our towing company. John Beiler seconded motion. Angela Bryson, Eric Wiliams and John Hefflefinger voted yes. The towing signs are expected to be installed by the end of December 2023.
 - F. Property behind Briar Creek Lane, Pauma Place, and Nelda Lane – Laurine Heal reported on an email sent to her today regarding the zoom meeting on what is expected to be constructed in that area.

6. **Owner's Comments:** Several items were discussed such as: Security, renters with multiple families, smoking joints, and parking on the grass, sidewalks, and common areas.

7. **Next Meeting** – Monday, January 8, 2024, at 6:30 p.m.

8. **Adjournment** – Laurine Heal made a motion to adjourn the meeting. John Beiler seconded the motion. John Hefflefinger, Angela Bryson, and Eric Williams voted yes.

Respectfully Submitted,

Laurine Heal

Secretary