

# Deer Hollow Homeowners' Association, Inc.

## Board of Directors' Meeting

September 17, 2018 - 6:30 p.m.

Fruitville Public Library

100 Coburn Road, Sarasota, FL 34240

**1. Call the Board of Directors' meeting to order, establish a quorum (attendance) & procedure:**

The meeting was called to order at 6:35 p.m. by John Hefflefinger and a quorum was established. The Board of Directors in attendance were: John Hefflefinger, President; Laurine Heal, Secretary/Treasurer; Ed Catalane, Member at Large, Craig Houck, Member at Large; and Sara Hauenstein of Casey Management.

**2. Approval of Minutes** –Laurine Heal made a motion that we accept the minutes of August 27, 2018. Ed Catalane seconded the motion. John Hefflefinger and Craig Houck voted yes.

**3. Reports:**

**A. Manager's Report** – See Attached

- a. Laurine Heal made a motion that we approved that our attorney obtain a title report for \$80.00 to ensure that the easement at the end of Nelda Lane does in fact belong to Deer Hollow. John Hefflefinger seconded the motion and Ed Catalane and Craig Houck voted yes.

**B. President's Report** – John Hefflefinger explained to the residents in attendance that the County is disappointed with Deer Hollow since they had walked the preserves with a former board member and their instructions were not followed. A permit was not obtained to put in the walking trails. We now need to have the County come and provide us with a Management Plan for our three preserves. This Management Plan will cost \$850.00. We still do not know what is expected of us at present time regarding the preserves.

Laurine Heal made a motion that we pay \$840.00 to Creative Wetlands, Inc., to obtain the Management Plan from the County for our preserves. John Hefflefinger seconded the motion, and Ed Catalane and Craig Houck voted yes.

**4. Old Business:**

**A. Utility Easement Request** – Peter Currin

Mr. Currin, a real estate attorney, explained to the residents and the Board of Directors that his client would like to put a water line through Brown Lane, which affects 20+ feet on Deer Hollow property at the end of Nelda Lane. It will be a public water line. The residents had an opportunity to ask questions. John Hefflefinger has requested that we see the written reports from the Utility Department. If we chose to have an engineer investigate this for us they would pay any fees we incur.

**5. New Business:**

**A. Review Outstanding ARC Requests** – The Board approved the ARCs for Lots #186, 293, 362, 280 & 56.

**B. Nextdoor LEAD** – John Hefflefinger made a motion that we approve Craig Houck as Deer Hollow LEAD to Nextdoor Deer Hollow. Laurine Heal seconded the motion, and Ed Catalane voted yes.

**C. Compliance Review/Fining** – Laurine Heal made a motion to approve the fines for Lots #39, 26, 44, & 312. John Hefflefinger seconded the motion and Ed Catalane and Craig Houck voted yes.

6. **Next Meeting** – Monday, October 15, 2018, for ARCs and to discuss the proposed budget.
7. **Owner Comments** – Some items discussed were: parking, common areas being cut off Alden Garden Way, some trees that need to be trimmed, no soliciting, fines, street drainage, landscaping, etc.
8. **Adjourn Meeting** – Laurine Heal made a motion to adjourn the meeting at 7:45 p.m. Ed Catalane seconded the motion and John Hefflefinger and Craig Houck voted yes.
9. **Fining Committee** – Following the adjournment, the Fining Committee convened to review the fines imposed by the Board of Directors. All fines were approved.

Respectfully Submitted

**Laurine Heal**