

# Deer Hollow Homeowners' Association, Inc.

## Board of Directors' Meeting

March 6, 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 Eric Williams and a quorum was established. The Board of Directors in attendance were: Eric Williams, Treasurer; Laurine Heal, Secretary; Angela Bryson, Member at Large and Dylan Clements and Julia Cain of Capstone Association Management.
2. **Approval of Minutes** – Angela Bryson made a motion that we approve the minutes of January 16, 2023. Eric Williams seconded the motion and Laurine Heal voted yes.
3. **Manager's Report** – Dylan Clements stated that Zoller Engineering would be inspecting the Nelda Lane pond area.
4. **President's Report** – Several items were discussed such as:
  - A. Eric Williams explained that the Board of Directors' meeting will be held as stated in the documents. Residents will be given the opportunity to speak where "Owner's Comments" is on the agenda.
  - B. Eric Williams explained that we are in the process of clarifying the violation process.
  - C. Eric Williams made a motion that we approve the \$1,300.00 to replace the breaker, relay and sprinkler controller and control box. Angela seconded the motion and Laurine Heal voted yes.
  - D. The possibility of having electronic communications was discussed.
5. **Old Business:** Joe Borome gave a report on the company that will be giving us a quote on repairing the weir off of Richardson Road and behind Deer Hollow Lane, East. The grass in the middle of the ditch should be sprayed to kill it off. The company will obtain all permits necessary. There is a possible 3-week waiting period.
6. **New Business** –
  - A. **ARC Requests** - The following ARC Modification Requests were approved: Lot #9S, Lot #286 (Exterior Paint), Lot #357 (Lanai), Lot #367 (Exterior Paint), Lot #387 (Shed), Lot #397 (Landscaping), Lot # 511 (Exterior Paint)
  - B. A motion was made by Laurine Heal that we waive the fine for Lot #369. Eric Williams seconded the motion and Angela Bryson voted yes.
  - C. **Fines** –Laurine Heal made a motion that we approve the following fines be sent to the Fining Committee – Lot #39, Lot #112, Lot #166, Lot #383. Eric Williams seconded the motion and Angela Bryson voted yes.
  - D. **Owner's Comments:** Several items were discussed by the residents:
    - Fliers should not be put in the mailboxes.
    - An Air bnb is in the neighborhood. The address will be given to Capstone and they will look into it.
    - Many yards are really looking badly.
    - Someone inquired what can be done to have the large boat and jeep tires removed from a residence.
    - The application process for renters will be looked into,

- Capstone indicated they are making weekly compliance drive through when someone asked how often it's done.
- Capstone will check to see what the attorney fee would be to add to the violation process.
- Demand letters will be sent to those owing more than \$600.00, and, if not in compliance, then to the attorney.

7. **Next Meeting** – Monday, April 3, 2023, at 6:30 p.m.

8. **Adjournment** – Eric Williams made a motion to adjourn the meeting at 7:00 p.m. Angela Bryson seconded the motion and Laurine Heal voted yes.

9. Following the meeting adjournment, the Fining Committee convened to review the fines sent by the Board of Directors. The fines were approved.

Respectfully Submitted,

**Laurine Heal**

**Secretary**