

Deer Hollow Homeowners' Association, Inc.

Board of Directors' Meeting

December 2, 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 6:35 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. John Beiler explained the future procedures for the participation of the residents.
2. **Approval of Minutes** – John Beiler made a motion that we approve the minutes of November 4, 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. FenGen Fletch was discussed for the Board of Directors. Our Annual Meeting will be held on February 4, 2025. Brittany Polston will contact Faith Presbyterian Church to make sure we have the date reserved for our meeting and also send in the amount charged for the rental.
4. **Old Business:**
 - A. **Fence behind Covington Way** – Wooden & Vinyl – No Trespassing signs will be put on the posts where the signs had been torn down by the hurricane. Brittany Polston will check to make sure Halston and San Palermo apartments are required to replace the fences which were torn down.
 - B. **Follow up on Preserve C, Tract G, costs for encroachment** – Eric Williams suggested that we send a letter to the addresses that the County had indicated were encroaching in the Preserve C. Brittany Polston will contact Keith Drum to get exact details on what each owner owes. After this information is obtained, a letter with this information will be sent to each of the residents who encroached. There will be an opportunity for each owner to be able to have a hearing if they desired.
 - C. **Attorney Information** – There are three owners who the attorney is working with for foreclosures. We want to make sure that the fines and assessment fees are included in this procedure, along with the attorney's fees. Brittany Polston will make sure the attorney fees are applied to the owner's ledger.
6. **New Business** –
 - A. **ARC requests for approval** – John Beiler made a motion to approve the following ARC Modification Requests. Motion was seconded by Eric Williams and Laurine Heal voted yes – Lot #36 (Siding), Lot #87 (Solar Panels), Lot #146 (Roof/repair fence), Lot #158 (Roof), Lot #273 (Ext. Patio/Repair Sidewalk), Lot #283 (Roof), Lot #285 (Roof), Lot #298 (Roof), Lot #313 (Roof), Lot #506 (Roof), Lot #512 (Roof),
 - B. **Fines** – The following fines will be given to the Fining Committee for approval/rejection - Lot# 18, Lot #39, Lot #55, Lot #99, Lot #112, Lot #138, Lot #188, Lot #385.
 - C. **Mailings** – the mailings that will be sent out are for the Assessment Fees, Annual Meeting date, Notice of Intent for candidates for the Board of Directors, a form with candidate's information, and a reminder again for the Annual Meeting.
7. **Owner's Comments – (Board Meeting Agenda items only)** – meeting procedures, foreclosures, removing limbs on common areas that have not been removed, the landscaping company, yards should be of grass, etc.
8. **Next Meeting** – Monday, January 6, 2025, at 6:30 p.m.
9. **Adjournment** – John Beiler made a motion to adjourn the meeting at 7:09 p.m. Eric Williams seconded the motion and Laurine voted yes.

10. 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