

Deer Hollow Homeowners' Association, Inc.

Board of Directors' Meeting,

March 4, 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; Laurine Heal, Secretary; and Angela Bryson, Treasurer, and Brittany Polston of Sentry Management.
2. **Approval of Minutes** – John Beiler made a motion that we approve the minutes of Organizational Meeting of February 7, 2023, December 6, 2023, and Organizational Meeting of February 6, 2024. Angela Bryson seconded the motion, and Laurine Heal voted yes.
3. **Manager's Report** – Brittany Polston submitted a Board Packet to the Board of Directors. On 3/10/24 the late assessment letters will be sent with all fees included on each resident's ledger. Some steps that are followed are Notice of Late Assessment giving 30-45 days, Intent to Lien giving 30-45 days, the Lien, and then to the attorney's action with foreclosure required. Expenses incurred from collections will be charged to the resident's account. John Beiler made a motion that we have Sentry handle the late assessments and start the process over again. Laurine Heal voted yes. Angela Bryson voted no to start the process over again.
4. **President's Report** – John Beiler read all the projects that were completed in 2023 and the projected projects for 2024. Some had already been completed.
5. **Old Business** –
 - A. Insurance – John Beiler explained in detail the insurance which we are required to obtain.
 - B. Preserve C, Tract G – Laurine Heal gave an update on the project in Preserve C; such as, cutting down some trees that are leaning toward a home, and the restoring, maintaining, and monitoring the areas that have been encroached. We are now waiting for the County to advise us on the continuation of the process.
 - C. Fences behind Covington Way and Nelda Lane – The apartments have been notified a couple of times for the vinyl and wooden fences to have repaired; however, there is still not a definite date for the repairing of the fences. Another possibility would be for Deer Hollow to repair the wooden fence and send them the bill. Sentry will contact the apartment to see if they would agree to this arrangement.
6. **New Business** –
 - A. **ARC Requests** – John Beiler made a motion that we approve the following ARC Modification Requests. Motion was seconded by Angela Bryson and Laurine Heal voted yes.: Lot #108 (Windows), Lot #279 (Roof), Lot #504 (Exterior Paint). The non-approved ARCs were discussed. The attorney will be contacted.
 - B. Wagler Irrigation – Laurine Heal made a motion that we approve the invoice for doing the irrigation on Richardson Road for \$3,408.29 which will complete the entire irrigation system for Deer Hollow. John Beiler seconded the motion and Angela Bryson voted yes.
 - C. Late Assessment Letters – Discussed in the Manager's report.
 - D. The Community Garage Sale will be Saturday, March 23, 2024, from 8:00 a.m. – 3:00 p.m.
 - E. Tyack CPA & Company has been obtained.

7. **Owner's Comments:** Several items were discussed such as: Lot #188 was discussed with various item being repaired in the driveway, violations and the process, parking on sidewalks, fence behind Covington Way, plant plants along the fence, signs for annual meetings, email Sentry Management with items you wish to have put on the agenda, parking cars on grass, parking on street near stop sign, and signs for Community Garage Sale.

8. **Next Meeting** – Monday, April 1, 2024, at 6:30 p.m.

9. **Adjournment** – Laurine Heal made a motion to adjourn the meeting at 7:30 p.m. Angela Bryson seconded the motion and John Beiler voted yes.

Respectfully Submitted,

Laurine Heal, Secretary