

# Deer Hollow Homeowners' Association, Inc.

## Board of Directors' Meeting

June 19, 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; Laurine Heal, Secretary; Angela Bryson, Member at Large, and Margaret Kennedy of All Florida Services Management.
2. **Approval of Minutes** – Angela Bryson made a motion that we approve the minutes of May 1, 2023. John Hefflefinger seconded the motion and Laurine Heal voted yes.
3. **Manager's Report** – John Hefflefinger introduced Margaret Kennedy of All Florida Services Management. Margaret Kennedy gave us information on her background experience and the company employs 8 employees. The website for the residents will be up and running in about a week and one half. She gave an opportunity to the residents to ask questions.
4. **President's Report** – Several items were discussed such as:
  - A. The erosion at Richardson Road and at the 17<sup>th</sup> entrance has been almost completed.
  - B. Tree trimming is ongoing.
  - C. Sprinklers and electricity for the wells are still being worked on.
  - D. The pet station at the entrance of 17<sup>th</sup> Street will be moved to the Blvd. near the relay station in front of Pauma Place.
5. **New Business** –
  - A. **ARC Requests** - The following ARC Modification Requests were approved: Lot #41 (Roof), Lot #42 (Roof), Lot #46 (Fence), Lot #66 (Garage Door), Lot #86 (Roof), Lot #113 (Enclose Garage for living space & windows), Lot #177 (Roof), Lot #192 (Roof), Lot #286 (Gutters), Lot #363 (Landscaping), Lot #375 (Driveway extension), Lot #383 (Garage Door), Lot #388 (Landscaping), Lot #502 (Roof), Lot #504 (Rescreening/repainting Pool Cage), Lot #546 (Exterior Paint).
  - B. Laurine Heal made a motion that we appoint Eileen Borome to the Fining Committee. Angela Bryson seconded the motion and John Hefflefinger voted yes.
  - C. Laurine Heal made a motion that we give the authority to All Florida Services Management to negotiate the amount due for Lot #396, but not less than \$552.00. Angela Bryson seconded the motion and John Hefflefinger voted yes.
  - D. Laurine Heal made a motion that we approve \$200.00 to improve their flower bed around the sign at the entrance to Fawnwood Circle. Angela Bryson seconded the motion and John Hefflefinger voted yes.
  - E. Angela Bryson made a motion to approve the sixteen ARCs that were pre-approved from May 1 to June 19, 2023. John Hefflefinger seconded the motion and Laurine Heal voted yes.
  - F. Letters will be sent to Lot #199, regarding one of the residents screaming at a resident fishing in the lakes, and Lot #520 regarding the semi-truck parking in the driveway from time to time.
  - G. The compliance drive through will be around June 23, 2023.
  - H. Angela Bryson made a motion that we require an application process, a background check, an application fee, and approval of the Board of Directors for all renters. John Hefflefinger seconded the motion and Laurine Heal voted yes.
  - I. Angela Bryson made a motion that we require from all buyers a registration application process, an application fee, a background check, and approval by the Board of Directors. John Hefflefinger seconded the motion and Laurine Heal voted yes.

6. **Owner's Comments:** Several items were discussed by the residents: blocked sidewalks, too many people living in one home, and VRBOs.
  
7. **Next Meeting** – Monday, July 17, 2023, at 6:30 p.m.
  
8. **Adjournment** – Laurine Heal made a motion to adjourn the meeting at 7:05 p.m. Angela Bryson seconded the motion and John Hefflefinger voted yes.

Respectfully Submitted,

**Laurine Heal, Secretary**