

Deer Hollow Homeowners' Association, Inc.

Board of Directors' Meeting, September 9, 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 6:40 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 of Sentry Management.
2. **Approval of Minutes** – Eric Williams made a motion that we approve the minutes of July 1, 2024. John Beiler 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.
4. **Old Business:** Updates from Sentry Management:
 - A. An update on Preserve C, Tract G, regarding expenses received, and expenses anticipated by the County. What the County will be accomplishing was explained in detail and the expenses which will incur.
 - B. Letters have been sent to those who encroached into the preserve, Lot #173, Lot #174, #177.
 - C. An update on the process of the Grant for sod for common areas was discussed.
 - D. The County will not clear the ditch behind Covington Way. A contractor will be contacted for a quote to clear the ditch.
 - E. Halston Apartments are possibly considering removing the wooden fence that divides Halston Apartments and Deer Hollow. The County should be contacted to see if they need to replace the wooden fence. Some of the vinyl fence is partially owned by Halston Apartments. The other part of the vinyl fence is owned by San Palermo.
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 #84 (Trim trees), Lot #132 (Exterior Paint), Lot #136 (Metal Roof), Lot #149 (Addition on house), Lot #154 (Wooden Fence), Lot #363 (Roof),
 - B) John Beiler explained the new Fining Standard of Procedure and explained how it is important it is to have mailings go to the owners, not the renters only. This was discussed in detail.
 - C) A motion was made by John Beiler to clear AR balances of \$50.00 or less. Motion seconded by Eric Williams and Laurine Heal voted yes.
 - D) Motion was made by John Beiler to waive fees for Lot #109, & #40 since mailings were not sent to the owners' address. Motion seconded by Eric Williams and Laurine Heal voted yes.
 - E) We have a new insurance company - Insurance Services of Sarasota
 - F) Motion was made by Eric Williams to re-imburse owner of Lot #172 for \$600.00 for removal of two trees. Motion seconded by John Beiler and Laurine Heal voted yes.
7. **Owner's Comments** – Violations and ARC for fence/hedges were discussed.
8. **Next Meeting** – Monday, October 7, 2024, at 6:30 p.m.
9. **Adjournment** – Laurine Heal made a motion to adjourn the meeting. John Beiler seconded the motion and Eric Williams voted yes.

Respectfully Submitted,

Laurine Heal

Secretary