DEER HOLLOW HOA

5317 Fruitville Road #173, Sarasota FL 34232 | www.mydeerhollow.com

Board Meeting Minutes

October 5, 2026

Present: Larry Woldman (President), Lisa Bender (Treasurer), Mike McLean (Secretary), Joe Borome (Vice President), Melanie Treharne (York Management), Rick Treharne (York Management).
Absent: Yuri (Bruce) Guimoye (Director).

Called to order at 6:30pm by Larry.

July Meeting Minutes - motion by Mike, Second by Lisa. Approved.

Presidents Report

- Term limits. Larry leaving in 2028.
- Brown Lane Project - contractor raped oak trees along property line. Big company rent to own. Recommend cease & desist.
- Landscaping Situation. Joe & Larry meeting with Troy's Tropics regarding all entrances, mulch, different plantings.
- Lawn cutting bids. Melanie met w/ several companies and discussed expectations. Expect to cut ties w/present company after they do the mulching.
- Information & actions to prevent parking on sidewalks has been effective.
- Xmas volunteers, put info in the newsletter.
- Inspections of driveways, roofs, trash cans after summer.
- Status of signs - manager working on signs, including alligators.
- Projects for 2027 will be dependent on 2026 Treasurers Report

Treasurers Report

- Receivable approximately $35000.
- $25k moved from MM to Operating.
- On budget except for Legal.

Managers Report

- Violations Summary
- Focus on power washing next.
- ARCs
    - 5745 Deer Hollow Trl

    - 5774 Deer Hollow Ln W
    - 5820 Deer Hollow Ln E
    - 1183 Deer Hollow Place
    - 5753 Deer Hollow Trl
    - 5849 Pauma Pl
    - 1630 Deer Hollow Blvd
    - 1147 Deer Hollow Blvd
    - 1173 Deer Hollow Blvd
    - 1746 Briar Creek Lane
    - 5751 Deer Hollow Ln W
    - 1212 Oak Trace Drive
    - 1020 Deer Hollow Way
    - 1941 Briar Creek Place
    - 5628 Cynthia Lane - ***not approved***
    - 5731 Deer Hollow Trail
    - 1083 Deer Hollow Way
    - 1124 & 1126 Deer Hollow Pl
    - 5874 Covington Way
- Mike made a motion to approve ARCs dated October 5, 2026, seconded by Lisa to all except 5628 Cynthia.
- Tenant Applications
- Collections Review - Getting action on contacts which is positive.
- Lawn Company meetings and quotes.
- New website & New Homeowner Portal.

Owners Comments

- A homeowner had questions about the drainage pond.
- Conversation about alligator signs, AirBnB, Developers trucks going through stop signs, Warranty Deed for parcel with easement.
- Fencing question from a homeowner in reference to a pending modification request.

Mike made a motion to adjourn, seconded by Lisa, all in favor at 7:20 pm.