

Deerwood Place Master Association, Inc.
c/o Madison Property Management Solutions, Inc.
7643 Gate Parkway, Ste. 104 PMB 188
Jacksonville, FL 32256
Phone: (904) 641-1858 / Fax: (904) 641-1171

Board of Directors Meeting Minutes:

April 8, 2014

Meeting was called to order at 7:21 by Sally Feidman.

Quorum was established with Alan Downie, Sally Feidman, Tony Esposito, Jim Gensch, Stanton Cadow and Ed Boatright. Building 400 currently does not have a representative as president. Also present were Kim Balaskiewicz and Sara Nunley from Madison Property Management Solutions.

Approval of Minutes:

- The minutes from the February 25, 2014 Board Meeting were presented for approval.

Stanton Cadow moved to approve minutes as drafted. Jim Gensch seconded. The motion passed.

Review Projects:

- ARC approval was granted by the Master Board to unit 321 for window film as detailed in the ARC application.
- Two bids were presented to repair the lining of the fountain to prevent further deterioration. The Board asked the Maintenance Committee to review.

Old Business:

- The maintenance personnel need some form of communication for emails, and to print postings. The suggestion was made to get an I Pad Mini for ease of compatibility.

Stanton Cadow moved to authorize expenditure of up to \$800 to cover the cost of a wireless printer and computer device for Maintenance personnel. Ed seconded the motion. Motion passed with all in favor except Tony Esposito abstained voting.

New Business:

- Jim Gensch discussed pool signage, requesting additional signs at the front gate reiterating the pool and spa rules.

Jim moved that a new sign be added to the front gate with the pool and spa rules listed. Tony seconded. The motion was amended to add the caveat that the Board first approve what the new sign will look like. Motion passed as amended.

- Common rules violations were discussed. The Board asked that Madison draft a newsletter to be sent out addressing the most common violations.

Financial Report:

February 25, 2014 financials were previously emailed to the Board and presented by Kim Balaskiewicz:

- Total Operating cash: \$112,597
- MMK cash: \$146,208
- Net Income: \$7,557

Jim Gensch moved, Alan Downie seconded, to approve the financial report. Motion passed unanimously.

Sally moved and Tony seconded to adjourn at 8:45. Motion passed unanimously.

KB/kb