

Deerwood Place Master Association, Inc.

c/o Madison Property Management Solutions

7643 Gate Parkway, Ste. 104 PMB 188

Jacksonville, FL 32256

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Board of Directors Organizational Meeting

October 30, 2012

A quorum was established with the following Board Members present: Stanton Cadow, Jim Gensch, Ed Boatright, Sally Feidman and Jim McMurry.

Also present was Melissa Burbank of Madison Property Management Solutions.

Ed Boatright called the meeting to order at 7:33 p.m.

Appointment of Seventh (7th) Board Member:

Motion was made by Sally Feidman, seconded by Jim McMurry, to nominate Alan Downie as the seventh (7th) member of the Master Board. Motion passed unanimously.

Election of Officers:

Motion was made by Stanton Cadow, seconded by Sally Feidman, to nominate Ed Boatright as President. Motion passed unanimously.

Motion was made by Alan Downie, seconded by Jim McMurry, to nominate Sally Feidman as Vice President. Motion passed unanimously.

Motion was made by Ed Boatright, seconded by Sally Feidman, to nominate Stanton Cadow as Secretary. Motion passed unanimously.

Motion was made by Sally Feidman, seconded by Stanton Cadow, to nominate Alan Downie as Treasurer. Motion passed unanimously.

Jim Gensch, Jim McMurry and Jim Radcliffe will be Directors at Large.

Maintenance Issues:

- The Board would like to find ways to cut costs on maintenance for the upcoming year.
- Alan Downie, Jim Gensch and Stanton Cadow will form a maintenance committee and take it under review and present ideas and solutions to the Board at a later date.

Spa:

- Different long term solutions are being looked at to switch from the gas heater as it has been very costly to fill and upkeep throughout the year.
- Stanton Cadow, Jim Gensch and Alan Downie will be on a committee to find quotes for replacing the gas heating system with a heat pump system.

Painting Project:

- Painting for the buildings will commence next year. The Master Board will create the scope of work to give to each building to use when the work goes out to bid.

- Jim McMurry, Stanton Cadow and Luis Muldrow will be on a committee to create a scope of work for the exterior painting of the buildings.

Access & Security:

- The Board electronically approved Edwards Ornamental to fix the boards that control the amenities access. Management will be able to manage the cards that are programmed for the amenities.

Owner/Tenant Deposits and Administrative Fees:

- Legal opinion was obtained to see if the Association could collect a deposit from owners who rent their units out to cover any common area damage that may be done by tenants.
- The Master Board will not pursue this, however it is up to each building Association on whether or not they choose to pursue this addition to their declarations.

Confirmation of Electronic Vote to Approve Seal Coating Final Payment:

- The Board confirmed that Jim McMurry, Carole Gause, Craig Colbert and Sally Feidman all voted in favor of paying the remainder of the ABC seal coating final invoice via email.

Motion was made by Stanton Cadow, seconded by Jim Gensch, to adjourn the meeting at 8:55 p.m. Motion passed unanimously.

MB