

**Deerwood Place Master Association, Inc.**

c/o Madison Property Management Solutions, Inc.

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**Board of Directors Meeting**

February 28, 2012

Quorum was established with Josh Ashby, Ed Boatright, Craig Colbert, Sally Feidman, Carole Gause, Shirley Glasgow and Jim McMurry.

Also present was Kim Balaskiewicz and Melissa Burbank from Madison Property Management Solutions.

Craig Colbert called the meeting to order at 7:04 p.m.

**Owner Discussion:**

- The owner's would like to know the status of the Beazer agreement and the completion of the punch lists that were created for each building. The building presidents will organize a meeting with Brett Newkirk and Scott Gallagher to clarify warranty information and who will approve the completion of the work done by Beazer. They would also like to review with Brett and Scott the trenches in the front of the buildings and the drainage "sidewalks" that Beazer installed.
- The board would like Chipman to come out and look at the pedestrian gates to find a way to alleviate the noise made when the pedestrian/pool gates close.
- The board advised that the gym equipment is scheduled to be replaced next year per the reserve study. At that time the board can revisit the possibility of moving or expanding the gym.

**Approval of Minutes:**

**Motion was made by Carole Gause, seconded by Shirley Glasgow to approve the minutes from the January 24, 2012 Board meeting. Motion passed unanimously.**

**Project Updates:**

- The Elliptical will be installed any day. Waiting on First Place Fitness to deliver and install.
- Maintenance daily work log has been completed. Everyday maintenance will have specific duties to complete and must sign off what they complete.

**Dumpster Capacity/Locations:**

- There is currently one (1) eight (8) yard dumpster in between buildings 300 and 400. The dumpster gets filled frequently due to people moving in and out. The only size up would be a construction dumpster which would be too large. It would be more cost effective to reduce the dumpster size to a six (6) yard and add an additional six (6) yard dumpster by building 100.

**Motion was made by Ed Boatright, seconded by Craig Colbert, to remove the eight (8) yard dumpster in between buildings 300 and 400 and replace it with a six (6) yard dumpster as well as adding an additional six (6) yard dumpster by building 100 to increase the overall capacity. Motion passed unanimously.**

### **Surveillance Signs (Building 100):**

- Building 100 purchased surveillance notification signs to place on the exterior of the building.

**Motion was made by Carole Gause, seconded by Josh Ashby, to allow building 100 to put up surveillance signs on the exterior of their building. Motion passed with unanimous approval.**

### **Parking Spaces/Speed Bumps/Resurfacing:**

- The board will need to decide whether they would like to add “Resident Only” parking spaces and add speed bumps around the property before the resealing of the parking lot goes out for bid.

**Motion was made by Sally Feidman, seconded by Ed Boatright, to add about 117 “Resident Only” parking spaces throughout the property. Craig Colbert votes yes. Jim McMurry, Josh Ashby, Carole Gause and Shirley Glasgow vote no. Motion did not pass by majority vote.**

**Motion was made by Ed Boatright, seconded by Sally Feidman, to install low profile speed bumps around the property. Craig Colbert votes yes. Jim McMurry, Josh Ashby, Carole Gause and Shirley Glasgow vote no. Motion did not pass by majority vote.**

### **Pool Tile Repairs:**

- A total of four (4) quotes were presented to the board. The Maintenance Committee has not been able to review two (2) of the quotes.
- Management will send the Maintenance Committee all of the quotes presented for final review with a seven (7) day timeline for final recommendation. If a final recommendation is not received by the deadline, then the board will make the final decision.

### **Pool Rules for 2012:**

- “No Swimming after Dusk” and “Gate must remain closed at all times” will be added under Pool & Spa Area Rules & Regulations.

### **Skateboarding/Inline Skates/Roller Skates/Scooters on Property:**

- Concerns from some residents have been raised about the safety of people skateboarding/skating on the property.

**Motion was made by Shirley Glasgow, seconded by Craig Colbert, to add a rule that prohibits skateboarding/inline skates/roller skates/scooters on property. Motion passed with unanimous approval.**

### **Rules Enforcement Committee:**

- No one else has volunteered to sit on the Rules Enforcement Committee. Board will table until the next meeting. The committee will need at least three (3) volunteers to sit on the committee.

### **Landscaping:**

- The Board reviewed a proposal from R&D for different enhancement services around the community.

**Motion was made by Ed Boatright, seconded by Jim McMurry, to have R&D revisit when the property after Beazer leaves to assess landscaping issues that need to be addressed. Craig Colbert, Carole Gause and Shirley Glasgow vote no. Sally Fiedman and Josh Ashby vote yes. Motion passed with majority vote.**

- The board presidents will also address Beazer's responsibility in regards to repairing landscaping that was damaged at the meeting with Brett Newkirk and Scott Gallagher.

**Motion was made by Sally Feidman, seconded by Josh Ashby, to have R&D transplant the knockout roses from the front entrance to the mail kiosk and to install two (2) pallets of sod by walking path outside of the pedestrian gate in front of building 500. Craig Colbert, Ed Boatright, Carole Gause and Shirley Glasgow vote yes. Jim McMurry vote no. Motion passed with majority vote.**

**Deerwood Lake Property Owners Association Representative:**

- Three people volunteered to represent Deerwood Place Master on the Deerwood Lake Property Owners Association Board. Lee Jesser, Sally Feidman and Shirley Glasgow all submitted their intent to the board. The Master board voted by secret ballot to elect a representative. Shirley Glasgow was elected by majority vote.

**Annual Accounting Review Approval:**

- Three (3) bids were presented to the board for the completion of the 2011 Financial Review.

**Motion was made by Craig Colbert, seconded by Ed Boatright, to engage Patterson CPA Group to complete the 2011 Financial Review for the Master Association. Motion was passed unanimously.**

**Financial Report:**

Draft of January 31, 2012 financials were issued:

- Total Operating Account: \$61,701
- Total A/R: \$12,414
- Total Checking/Savings: \$168,654

**Motion made by Ed Boatright, seconded by Craig Colbert, to adjourn the meeting at 8:35 p.m. Motion passed unanimously.**

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