

Deerwood Place Master Association, Inc.

c/o Madison Property Management Solutions, Inc.

7643 Gate Parkway, Ste. 104 PMB 188

Jacksonville, FL 32256

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Board of Directors Meeting

March 27, 2012

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

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

Craig Colbert called the meeting to order at 7:07 p.m.

Owner Discussion:

- Donna Owens submitted a list of items that she would like to discuss with the Board. The following items were addressed.
 - o All light bulbs in the common areas are being disposed of properly as they are considered hazardous material. Personal light bulbs in units are the owner's responsibility to dispose of properly.
 - o Owners were advised that the maintenance guys are using a maintenance log to complete work around the property.
 - o Landscaping discussion will take place at a later date after the Beazer settlement has been finalized.
 - o There was discussion on removing the fountain and replacing it with a flower bed as some owner's feel a lot of money is going into the maintenance of upkeep of the building.

Motion was made by Jim McMurry, seconded by Sally Feidman, to obtain quotes on removing the fountain and replacing it with a flower bed. Carole Gause, Shirley Glasgow and Craig Colbert vote no. Motion was not passed with a majority vote.

- o Buildings will be pressure washed next year before the buildings are due for painting.
- o Board advised that the \$2496 projected expense for the Clubhouse in 2012 was for painting which was completed last year.
- o Board advised that Beazer is not responsible for asphalt resurfacing.

Approval of Minutes:

Motion was made by Carole Gause, seconded by Craig Colbert to approve the minutes from the February 28, 2012 Board meeting. Motion passed unanimously.

Project Updates:

- The Elliptical machine has been installed.
- The pool tile will commence on April 10, 2012. Pool will be closed for about a week.

Madison Performance:

- Jim McMurry discussed his view Madison's performance with the Board.
 - o The option to have Madison stop managing bldg 400 was discussed, however with the way that the documents are written and the make-up of the Master Association it does not seem like a viable option.

Parking Lot Slurry Seal:

- The Board reviewed three (3) bids from vendors to sealcoat the parking lot. AJ Richwine from the Maintenance Committee recommended proceeding and approving the bid from ABC Paving, Sealcoating & Striping.

Motion was made by Craig Colbert, seconded by Jim McMurry to approve the bid from ABC Paving, Sealcoating & Striping to complete the sealcoating of the parking lots. Carole Gause and Shirley Glasgow vote yes. Sally Feidman votes no. Motion passed with majority vote.

Off Leash Dog Area:

- The Board discussed creating a fenced in off leash dog area per the request of several owners. It was discussed that the area could be placed behind the Clubhouse.

Motion was made by Sally Feidman, seconded by Shirley Glasgow, to table the decision to create a fenced in off leash dog area. Motion passed with unanimous approval.

Rules Enforcement Committee:

- As to date 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.

Assessment Collection Procedures:

- The Board reviewed the Accounts Receivable list.

Financial Report:

February 29, 2012 financials were issued:

- Total Operating Account: \$54,129
- Total A/R: \$12,802
- Total Checking/Savings: \$163,279

Motion made by Sally Feidman, seconded by Craig Colbert, to adjourn the meeting at 8:13 p.m. Motion passed unanimously.

MB