

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
December 18, 2012

Quorum was established with Ed Boatright, Alan Downie, Sally Feidman, Jim Gensch, Stanton Cadow and James Radcliffe.

Also present was Melissa Burbank from Madison Property Management Solutions.

Ed Boatright called the meeting to order at 7:00 p.m.

Owner Discussion:

- There are some concerns amongst the owners that maintenance is not performing their daily duties around the building. The Board has asked for all concerns to be emailed to the Board and Management so they can be handled accordingly.

Approval of Minutes:

- The minutes from the July 7, 2012 Board of Directors Meeting, the October 30, 2012 Budget Approval Meeting and the October 30, 2012 Organizational Board Meeting were presented for approval.

Motion was made by Stanton Cadow, seconded by Jim Gensch to approve the minutes from the July 7, 2012 and October 30, 2012 meetings with the option of editing them at a later date if needed. Motion passed unanimously.

Spa Update & Recommendations:

- Alan Downie reviewed with the Board the two (2) quotes on a heat pump for the spa. The committee is still awaiting another one to two quotes for comparison. The Committee will have a formal recommendation by the next Master meeting.

Maintenance Update & Recommendations:

- Stanton Cadow advised that the Maintenance Committee have met a few times and are still working on possible solutions to maintenance issues around the community. The Committee will have a formal recommendation by the next Master meeting.

Beazer – DWP Agreement Status:

- Sally Feidman reported that the Association has not yet received the report from Beazer's consultant from the recent inspections that were completed on property. Legal has advised that the Association not make any decision or proceed in any way until the report is received and reviewed.

Financial Report:

October 31, 2012 financials were issued and reviewed:

- Total Operating Account: \$93,986
- Total A/R: \$13,863
- Total Checking/Savings: \$198,139

- An invoice from Edwards Ornamental in the amount of \$8,444.93 was presented to the Board for approval.

Motion was made by Ed Boatright, seconded by Sally Feidman, to approve the paying the invoice to Edwards Ornamental. Motion passed unanimously.

Deerwood Lake Property Owners Association

Motion was made by Ed Boatright, seconded by Alan Downie, to appoint Lee Jesser as the representative for Deerwood Place Master for any Deerwood Lake Property Owners Association business. Motion passed unanimously.

Motion made by Sally Feidman, seconded by Ed Boatright, to adjourn the meeting at 7:55 p.m. Motion passed unanimously.

MB