

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

February 12, 2013

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

Also present was Melissa Burbank from Madison Property Management Solutions.

Ed Boatright called the meeting to order at 7:05 p.m.

Owner Discussion:

- Owners are concerned about the construction work that is going on next to the community. Management will arrange a meeting with the Master board and the property manager for Deerwood Lakes Property Owners Association in order to get an update and ask questions about the construction project.

Approval of Minutes:

- The minutes from the December 18, 2012 Board Meeting was presented for approval.

Motion was made by Sally Feidman, seconded by Stanton Cadow to approve the minutes from the December 18, 2012 meeting. Motion passed unanimously.

DWP Master Architecture Committee:

- Spa Update & Recommendations – Alan Downie reviewed the proposal from Duda Pool and Arsenault. The Maintenance Committee formally recommends that the Master board proceeds with the proposal from Duda Pools.

Motion was made by James Radcliffe, seconded by Jim Gensch, to proceed with Maintenance Committee's recommendation to contract Duda Pools to complete the installation of the spa heat pump. Motion passed unanimously.

- Maintenance Update & Recommendations – Jim Gensch reviewed different options to resolve maintenance costs for the upcoming year. After discussion the board decided to table the issue for further discussion after the committee meets again to discuss further.
- Building Painting – Discussion was tabled to next meeting. The committee will reconvene.

Treadmill Replacement:

- The treadmill in the fitness center is no longer repairable and must be replaced. Quotes from First Place Fitness have been forwarded to the Board and Maintenance committee for further review and research.

Reserve Study Update:

- Per the reserve study the fitness equipment and A/C condenser are scheduled to be replaced as well as painting the exterior of the Clubhouse.

Financial Report:

Draft December 31, 2012 financials were issued and reviewed:

- Total Operating Account: \$73,153
- Total A/R: \$26,576
- Total Checking/Savings: \$181,770

Delinquent accounts and collection status was also reviewed.

New Business

Motion was made by Stanton Cadow, seconded by Jim McMurry, requesting Management to provide an update to the Board every time supervisory maintenance is on property to resolve issues. Motion passed unanimously.

- Some of the pool furniture is deteriorating and broken. Per the reserve study the pool furniture is not scheduled to be replaced until 2015. The Maintenance Committee will review and address on a monthly basis.

Motion made by Stanton Cadow, seconded by Jim Gensch, to adjourn the meeting at 8:22 p.m. Motion passed unanimously.

MB