

DEERWOOD PLACE MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 1, 2009
Clubhouse Deerwood Place

MINUTES

A quorum was established with the following Board Members present: Josh Ashby, Bill Woods, Dean Gilliland, Jim McMurry, Brent Gregory, AJ Richwine and Jennifer Lee. Also, present was Kim Balaskiewicz and Kathy Mayfield of Madison Property Management Solutions.

Josh Ashby called the meeting to order at 7:00 p.m.

Proof of notice was posted on the property at least 48 hours prior to the meeting.

The minutes of June 2, 2009 were read by all present.

Motion was made by Jennifer Lee, seconded by Dean Gilliland to approve the minutes for June 2, 2009 as written. The motion carried unanimously.

New Business:

Landscaping update – Jennifer Lee the chair of the landscape committee reported that the committee has walked with R & R Maintenance and Vila and Sons. The committee has requested a few changes to the Vila and Sons quote to match the current planting of Annuals and Mulching. Next week the committee will meet and walk with the current vendor US Lawn. Once the committee receives the final numbers the recommendation will be made to the Master Board.

Fountain Update – AJ Richwine has been discussing the fountain with Beazer Homes, but has no update at this time.

Entrance Lighting – Since the quotes came back different and the pricing is higher then expected Josh Ashby asked if two Board Members will meet with Kathy Mayfield and the electricians to get quotes. AJ Richwine and Josh Ashby volunteered.

Update on parking building 500 – Brent Gregory of building 500 presented the board with 3 options of parking stops. The Master Board discussed the issue and felt like one vehicle did not warrant spending money to parking stops. Should there be an ongoing problem, Kathy Mayfield will send a letter to the owner and the fining process will be started.

E-Mailing and Board Discussion – Josh Ashby explained his discussion with Kim Balaskiewicz concerning e-mail correspondence. Kathy Mayfield will not send information to the Board requesting approval any more. A lengthy discussion should not

go back and forth where all Board Members are cc'd or respond to all. The Florida Statute recently changed stating this is a quorum of the Board.

Annual Meeting – Kathy Mayfield has started scheduling the Annual Meetings for each Association. Per the documents the building meetings will be held in September and the Master will be held in October.

Questionnaires for the sale of units – If any Board Members are requested to fill out any information from an owner or realtor they should be referred to the Management Company. The Attorney for the Association has stated you are not to fill out these forms and the only information to be provided is a Q&A prepared by the Associations attorney and the Governance Form provided by the State of Florida.

Motion was made by Josh Ashby, seconded by Brent Gregory to adjourn the meeting at 8:39 p.m. The motion carried unanimously.

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