

**DEERWOOD PLACE MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

June 8, 2010

Clubhouse Deerwood Place

MINUTES

A quorum was established with the all Board Members present: Bill Woods, Dean Gilliland, Jim McMurry, AJ Richwine, Ann Moberg, Josh Ashby and Craig Colbert. Also, present was Lauren Andersen of Madison Property Management Solutions.

Craig Colbert 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.

Owner Discussion:

An Owner thanked the Board for the removal of the landscaping dumpster.

The minutes of March 30, 2010 Board of Directors meeting was reviewed by all Board Members.

Motion was made by Ann Moberg, seconded by Dean Gilliland to approve the minutes of March 30, 2010 Board of Directors Meeting as written. Motion carried unanimously.

Financial Update – Craig Colbert and Jim McMurry

April 30, 2010 Financials were issued to the Board.

Operating Account:	\$19,307
Total Checking Savings:	\$101,699
Total A/R:	\$33,583

At the end of May, the Operating Account is still around \$18,000. This is due to collections efforts.

The Association received legal opinion regarding the use of Capital Contribution Funds. The Association is unable to use this fund for operating expenses unless the Declaration is amended. In order to amend the documents, the Association would need at least 66% of the Owners to approve the amendment.

Motion was made by Craig Colbert, seconded by Josh Ashby, to amend the documents of the Association to allow for use of the Capital Contribution Fund for operating expenses and send the proposed changed to the Ownership for a vote. Dean Gilliland voted for. Bill Woods, AJ Richwine, Ann Moberg, and Jim McMurray voted against. Motion denied.

The Board will continue to monitor the finances closely.

Past Due Assessment Procedures

SB 1196 passed June 1, 2010 and will go into effect on July 1, 2010. The new bill has changes to Florida Statute 718. The main point discussed was that the bill allows for Associations to collect rent from tenants for future assessments if the Owner is delinquent.

Parking Issues

The documents provide that motorcycles are to be approved by the Association. The Board was presented with Rules and Regulations and a form regarding Motorcycles that Owners are to complete and sign off on. The form is attached to these minutes.

Motion was made by Dean Gilliland, seconded by Ann Moberg, to approve the Motorcycle Rules and Regulations and Form that is to be completed by the Resident. Motion carried unanimously.

The rules and regulations provide that vehicles that cannot move on their own cannot be kept on Association property. It does not provide that vehicles with expired tags, or no tag at all cannot be kept on property. The Board of Directors would like to implement the change to the rule to state:

Any vehicle which cannot operate on its own power, does not have a valid registered tag, or has an expired tag shall not remain on the Property for more than twenty-four (24) hours, and no repair of such vehicles shall be made thereon except as is necessary. No portion of the Common Property or private lawns may be used for parking purposes, except those portions specifically designed and intended therefore. Areas designated for guest parking shall be used only for this purpose and neither Owners nor occupants of Units shall be permitted to use these areas. Vehicles which are in violation of these rules and regulations shall be subject to being towed by the Master Association as provided in the Declaration, subject to applicable laws and ordinances.

Motion was made by Josh Ashby, seconded by Craig Colbert, to approve amending Rule #3 in the Rules and Regulations to state that any vehicle which cannot operate on its own power, does not have a valid registered tag, or has an expired tag shall not remain on Property for more than twenty-four (24) hours, and no repair of such vehicle shall be made thereon except as is necessary. Motion carried unanimously.

There was also a reminder stated that no recreational vehicles are to be kept on property. If a resident needs to bring an RV to the property overnight, they are to notify management.

Water Billing

There was a discussion regarding how the water/sewer bill is paid. Currently, the allocation is broken down by the number of units per building. Jim McMurray proposed that the water/sewer bill be divided equally among all buildings.

Motion was made by Jim McMurray, seconded by Craig Colbert, to change the water/sewer bill allocation to divide it evenly among all buildings. Josh Ashby and Bill Woods voted for. Ann Moberg, AJ Richwine and Dean Gilliland voted against. Motion passed with majority.

Maintenance Help for John

Madison Property Management Solutions has established a new position in the company. Mark Sitton is the Maintenance Supervisor. He bills at \$45 an hour. If there are any projects that John needs assistance on, Mark is there to help. The Board requests that should Mark need to be used, to please ask for permission due to budget restrictions.

Dealing with Vendors on behalf of the Master Association

Craig Colbert requested that all vendor relations go through the management company for Master Association issues.

Other new items

Management is working on a resolution to the mailbox numbers. The plates are breaking/missing for some of them.

The retaining wall behind building 500 is having erosion problems. Management will consult with the Associations Engineer, Brett Newkirk, to determine a resolution.

Motion was made by Ann Moberg, seconded by Dean Gilliland to adjourn the meeting at 8:28 p.m. Motion carried unanimously.

LA