

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

July 30, 2013

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

Also present was Melissa Burbank from Madison Property Management Solutions.

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

Approval of Minutes:

- The minutes from the June 25, 2013 Board Meeting was presented for approval.

Motion was made by Stanton Cadow, seconded by Sally Feidman, to approve the minutes from the June 25, 2013 meeting. Motion passed unanimously.

Review Projects:

- Summer Social - Stanton Cadow reviewed the summer social and the newsletter that will go out to all owners. Notice of the summer social will also be posted in building lobbies inviting all residents to attend.
- Posting for Part – Time Maintenance Person – The Maintenance Committee will review qualified resumes and set up interviews.

Old Business:

- Review Brett's proposal for Painting/Sealing Specification and Project Management – The Board review Brett's proposal from Alta for the painting and sealing specs and project management. Each building will decide whether or not they wish to contract Alta for management services.
- Approval of Building Painting and Sealing Process – The Master board will allow buildings to choose whether or not they wish to use a sealing paint such as elastomeric etc. The building board will submit an Architectural Review request to the Master Board for review and approval before any painting commences.
- E-Approval of portico no-parking signs – It was confirmed via email which sign buildings can use to post on their portico to advise that the drive thru is only for loading and unloading.
- Release of Madison from Major Project Clause in Management Agreement – It will be up to the building Board on whether or not they use Madison to manage the painting of their building. If Madison is not used, the Board must submit to management a contact name, phone and email to provide owners who have any questions or concerns in regards to the painting project.

New Business:

- The board discussed the possibility of charging owners deposits if they rent their unit out to a tenant. In order to do so, the declarations will have to be amended to allow the Association to collect rental deposits. This decision will be left to the discretion of each building board on whether or not they wish to proceed with amending the declarations.

Financial Report:

June 30, 2013 financials were issued and reviewed:

- Total Operating Account: \$94,913
- Total A/R: \$16,022
- Total Checking/Savings: \$217,484

Motion made by Jim Gensch, seconded by Stanton Cadow, to adjourn the meeting at 8:03 p.m. Motion passed unanimously.

MB