



**Deer Run Homeowners Association #7A
The Terraces HOA Board Meeting
Agenda for
Tuesday, April 8, 2025**

Open the Meeting

- Stacy welcomes attendees
- MH, Gene, Nando, Tricia

Secretary's Report

- Minutes of the March 11, 2025 meeting have been read and approved by the Board.
- The minutes are available on the website: www.theterracesatdeerrun.com.

Treasurer's Report (M. H. Clark)

April Treasurer's Report

- Income and Expenses
 - Beginning Balance for March 1, 2025 was \$8,045.52.
 - Deposits for March were \$580.00. This included \$280.00 in 2025 Assessments and \$300 in estopple fees.
 - Expenses for March were \$407.52. This included \$275.00 for landscaping, \$68.78 for utilities, \$29.04 for postage, and \$34.70 for business checks.
 - Ending Balance for March 31, 2025 was \$8,223.66.

- Certificate of Deposit

The current balance of the Wells Fargo Certificate of Deposit, which is maintained as a contingency, is \$11,069.08. It will be renewed on April 14th. Our current interest rate is 2%. Wells Fargo has promotion rates for a 4-month CD at 4% and a 7-month CD at 3.75%. HOA members agreed to the 7-month CD.

- Assessments
 - 2025: 161 of 163 (99%) assessments have been paid and 2 remain unpaid. Liens have been filed against 1231 and 1374 Bridlebrook.

- Estoppels

No estoppels were submitted in March.

Insurance renews in August

- Income and expenses
- Assessments and liens
- Stacy asks report to be approved after MH reads it
- See report sent from MH
 - 3.75% \$10,000 investment for 7 month CD
 - 161/163 assessments paid
 - 2 unpaid are a rental company
 - We have filed liens against these

Old Business

- **Estoppels (M.H. Clark)**
 - No new for March

New Business

- Always looking for new volunteers
- Hearing from homeowners that properties are looking run down
- Outer Terraces Wall
 - Want to continue looking for support
 - We don't have the money to hire right now
 - It is ugly, but not structurally bad yet
 - If we can find someone to power wash, that would be helpful
 - Scrub off the mold/lichen would also help
 - We will need to save up to paint it properly
 - Community clean up day to scrub the wall
 - Budget to paint in the next year
 - Any painters in the neighborhood?
 - We do need a pressure washer with a tank to get the wall clean
- MH received a letter from insurance
 - Get with Stacy to go over it
- MH filed the taxes – wohoo!

Committee Reports

- **POA Report (Gene Mills)**
 - Secured insurance for the signage
 - Final approval for new sign

- Plastic fiberglass that can be easily replaced
 - Will look brick, but not brick
 - Hurricane proof
- Signs Now in Casselberry
- Deer Run Park
 - Water ways, we are trying to get with the vendor that is working with them to work with the water ways for the POA
 - Stacy will see if she can find the information and share it with Gene
- POA meetings are the first Wednesday of every month. Hoping Stacy can attend in the future.
- **Hospitality (Joann Clymer)**
 - Joann Clymer has asked to be relieved of this duty.
 - Once MH gets the Estoppel, then we will know when we have a new neighbor coming in
 - We don't know if Joann delivered the last 2 new packets
 - MH will get those packets to the new neighbors
- **Architecture (Nando Garcia)** Requests and updates
 - No new requests have come in
 - But he is willing to help with the wall
 - Knows people that pressure wash and paint, but going to be pricey
 - In lieu of volunteering, we can take cash donations
 - Have a goal of \$\$\$ and when we reach our goal, we can paint the wall
- **Fining and Suspension Committee**
No disputes
- **Violations (Jeff)**
- **Events**
 - Get with Clymers, see when they are willing to open their driveway
 - End of school year, start of summer?
 - Find some internal dates
 - Pot luck
 - No budget
- **Newsletter**

Meeting Adjourned

Next Meeting will be held on Tuesday, May 13, 2025