



**Deer Run Homeowners Association #7A
The Terraces HOA Board Meeting
Minutes for
Tuesday, June 10, 2025**

Open the Meeting

- Stacy welcomes attendees

Secretary's Report

- Minutes of the April 8, 2025 meeting have been read and approved by the Board.
- The minutes are available on the website: www.theterracesatdeerrun.com.
 - I will work on putting the minutes on the website

Treasurer's Report (M. H. Clark)

- Income and expenses
 - Amendment to last month's expenses
 - See Treasurer's report
- Assessments and liens
 - 161/163 assessments paid
 - Liens filed on 4/21
 - 1231 Bridlebrook
 - 1375 Bridlebrook
- Estoppel
 - 1296 Bridlebrook
 - Welcome package on the way
- Stacy asks report to be approved after MH reads it

May/June Treasurer's Report (M. H. Clark)

- Amendment to March report: Expenses for March were \$415.15, not \$407.52. The business checks cost \$42.33, not \$34.70. I forgot to include the charge for shipping.
- **Income and Expenses**
 - Beginning Balance for April 1, 2025 was \$8,210.37.
 - Deposits for April and May were \$1,087.71. This was for the interest earned on the CD.
 - Expenses for April and May were \$886.65. This included \$745.00 for landscaping, \$68.78 for utilities, \$20.00 for lien fees, and \$52.87 for new HOA signs.

- Ending Balance for May 31, 2025 was \$8,411.43.
- **Certificate of Deposit**
The current balance of the Wells Fargo Certificate of Deposit, which is maintained as a contingency, is \$10,030.29. It was renewed on April 14th for 7 months at 3.75% APR.
- **Assessments**
 - 2025: 161 of 163 (99%) assessments have been paid and two remain unpaid. Leins were filed with Seminole County on April 21st against 1231 and 1374 Bridlebrook Drive.
- **Estoppels**
 - 1296 Bridlebrook Drive completed on May 9, 2025

Old Business

- **Outer Terraces Wall**
 - \$27,000 estimate – POA provided this name as having done other walls in Deer Run
 - Not sure how to move forward
 - Facebook poll
 - Some people not happy that the poll was put up
 - Get another estimate for comparison
 - Anything in the covenant about the homeowner side?
 - MH doesn't recommend painting the homeowner's side, in case of shrubbery
 - MH will provide the name of the person that painted in the past
 - Be transparent. Show the homeowners the side-by-side comparison of 2 quotes and let them vote for which they want.
 - 2017 was the last time the wall was painted
 - There are places that you can see where the cracks were filled last time
- **Insurance is up for renewal in August**
 - MH looked at it. How do you know if it is sufficient?
 - She asked for a price estimate
 - Can't be provided until it is due
 - Best guess is to leave it where it is
 - Can we get estimates to compare?
 - MH can't get to that in the next couple of months

New Business

- **Eli**
 - Understands that the HOA dues will need to increase to pay for the wall and the pond
 - Machine broke in the pond
 - Reached out to Gene to get the number of the company that was working on this
 - Stacy wants to connect with the waterway project that is happening with the park to ensure that our lake is part of that
 - Mowing is very basic
 - They don't weed whack anymore
 - Stacy will try to reach out to the park engineers to see if she can get some answers
- **Stacy**
 - Help identifying this person
 - Walking their dog without a leash and letting the dog poop in another neighbor's yard without picking it up
 - Does anyone know this person with the white dog?
 - No one knows who it is
 - Discussed posting on Facebook, blanket statement, to try to curb the behavior
- MH wanted to thank Eli for posting about the boil water advisory
- Ha will put up 4th of July decorations
- Stacy will try to put out a newsletter
 - Will add pick up after dogs
 - 4th of July
 - Enjoy summer, see you in September

Committee Reports

- **POA Report (Gene Mills)**
 - Not here
- **Hospitality**

Did new neighbors get a hospitality packet?

Welcome packet to: Lisa Ann and Guy Richard Poulin at 1296 Bridlebrook Dr.

- **Architecture (Nando Garcia)**

Requests and updates

No new updates
- **Fining and Suspension Committee**

No disputes

- **Violations (Jeff)**
 - Not here

Meeting Adjourned

Next Meeting will be held on Tuesday, September 9, 2025