



**Deer Run Homeowners Association #7A
The Terraces HOA Board Meeting
Minutes for
Tuesday, September 9, 2025**

Open the Meeting

- Stacy welcomes attendees
- MH, Jessica, Ha, Fernando, Gene, Karen, Mike, Eli

Secretary's Report

- Minutes of the June 10, 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)

- Income and expenses
- Assessments and liens
- **September Treasurer's Report (M. H. Clark)**
- **Income and Expenses**
- Beginning Balance for June 1, 2025 was \$8,411.43.
- Deposits for June, July and August were \$834.12. This was for HOA assessment fees, interest and fees for the late assessments, an estopple payment, and credit from an overpayment on our credit card.
- Expenses for June, July and August were \$3,513.13. This included \$875.00 for landscaping, \$103.35 for utilities, \$315.00 for the website, and \$2199.78 for insurance.
- Ending Balance for August 31, 2025 was \$5,732.42.
- **Certificate of Deposit**
- The current balance of the Wells Fargo Certificate of Deposit, which is maintained as a contingency, is \$10,123.76. It will renew in November.
- **Assessments**
- All assessments for 2025 have been paid. The liens filed against 1231 and 1374 Bridlebrook Drive were satisfied in June.
- Stacy asks report to be approved after MH reads it

Old Business

- Outer Terraces Wall
- Insurance
 - Has been paid \$2200
 - Really expensive, they didn't give an estimate

- Pond water
- Picking up dog poop

New Business

- Storage unit
 - Used to be \$116/month. 12 months paid in November.
 - Jen got email that account is past due
 - \$116 was only good for 2 months, then price went up to \$150
 - We had to pay remaining balance and a late fee
 - MH told them we can't afford this
 - Open new account with promotional rate
 - We don't know how long promotion rate lasts
 - Stacy is mad that there is a late fee and difference
 - Doesn't think we should give them the business because of that
 - It is a small unit to begin with
 - Only have to keep documents for 7 years
 - Stacy will try to find a new space
 - Worst case scenario we will use this space another month until we can establish new location
 - We can pull stuff out and put it in a garage temporarily until we find new unit
- Outer Terraces Wall
 - We don't have enough money to fix it the way it needs to be fixed
 - Brandon Morse sent bid for \$2500 to power wash
 - Let's go back to him and have him bid the entire job
 - Stacy will reach out to him
 - Do we send out a ballot to every owner to make sure everyone is informed via USPS
 - Only paint exterior part of the wall
 - In 2017 this was done, when we asked for the HOA fees, we can add a One Time Assessment. In 2017, it was \$20.
 - Most people did pay the One Time Assessment
 - Some people don't pay
 - What do we do about that?
 - Will want to get this out in October-November because the assessments go out in November to get to people around December 1 to pay the dues.
- Advocating sidewalk chalk in the month of September
- Pond water
 - Eli heard that Seminole County won't assist with our waterways because it is private property
 - Eli does see a technician come up to the pond, samples the water and leaves. Saw him last week (early September)
 - Gene said waterways are the most important thing of the POA.
 - They have a consultant from Reedy Creek
 - They are saying that the water lilies are good for the pond
 - Want to get the contact information so that we can meet with the consultant as an HOA to address our pond

Committee Reports

- **POA Report (Gene Mills)**

- Terraces absorbed \$15/month for the sign
- New sign will be in 9/16-17!
- Seminole County cleaning some of the waterways
- Consultants saying that Seminole County got paid to take over the waterways, so they should help the community
- May have to amend the association documents that are prior to Gene
 - Can cost \$2500-\$5000
- POA dues
 - Do analysis
 - Dues stay the same per the POA Board
 - Trying to save money

- **Hospitality**

Did new neighbors get a hospitality packet?

- **Architecture (Nando Garcia)**

Requests and updates

Inquiry about metal roof. Forwarded to The Terraces email.

- **Fining and Suspension Committee**

No disputes

- **Violations (Jeff)**

Meeting Adjourned

Next Meeting will be held on Tuesday, October 14, 2025