

Deerwood Park HOA Board Meeting Notes

When: December 9, 2024

Where: Via Videoconference

Attendees: Richard Alfonso (RA), President; Tony Gestido (TG), Treasurer; Reynaldo Ortega (RO), Landscaping & Maintenance; Andy Brown (AB), Secretary and Ben Sanchez (BS)

Quorum was met and the meeting called to order at 7:03pm.

RA distributed October Annual Meeting Minutes to the Board members. TG motioned to post on the Deerwood Park (DWP) Homeowners Association (HOA) website, BS seconded the motion and all unanimously agreed.

Financials

November financials were not available as of meeting date. TG to obtain financials and most current homeowner aging report. TG motioned to add a line item in the financial for donations. AB seconded the motion and all unanimously agreed. November Financials will be reviewed in the January Board meeting.

General Topics

1. Discussion was had regarding the newly re-elected Board members and the distribution of positions. TG motioned to keep all Board members with their current positions. RO seconded the motion. All unanimously motioned to approve.
2. Foreclosure process for four DWP properties continues. The Board will be able to sell the properties and use the profits towards the past due fees and budget items. Any remaining monies would be placed in reserves.

For these properties the Board agreed to "price to sell" for the first 30 days exclusively to DWP homeowners (**excluding Board members**). After the 30-day period they will be listed with a local realtor.

Information on the foreclosure properties for sale will be posted the HOA website.

3. Landscaper Shorty will begin trimming and hauling this week in the community.
4. Contractor Shang Lewis (Shang) will commence the special assessment repairs this week. TG and other Board members will be meeting with Shang this month to discuss upcoming work for 2025 and develop a list of priorities.

5. Board discussion was had regarding the progress to date on the repairs related to Hurricane Helene and are very thankful for the homeowners who have quickly paid the assessment which has greatly assisted in getting the work performed.
6. RA motioned to use DWP homeowner Richard Happy as the DWP handyman at a rate of \$25 per hour for small projects. TG seconded the motion, all unanimously agreed.
7. RA inquired about the status of the new garbage dumpsters. AB noted that within the next 3 weeks the new containers should be in place. When we make the switch on trash removal the vendor needs two to three weeks' notice to place their containers. We haven't officially made the switch. They aren't currently being replaced.
8. TG received another landscaping bid from Colt Kilby. The bid was reviewed and although a little less expensive than the bid from Shorty. Discussion was had regarding the use of Shorty Landscaping for 2025 as his company is fully dedicated to landscaping and additional workers have been hired to maintain the DWP community. It was noted that landscaping contracts would only be given for a 1-year period. RA motioned to approve Shorty Landscaping for 2025, TG seconded the motion and all unanimously agreed.
9. AB motioned for the Board to donate to the Jeff Rector memorial fund. RO seconded the motion and all unanimously agreed.

Budget 2025

2025 budget will be sent to homeowners in January. TG inquired if the budget could be posted to the DWP HOA website. A general discussion was had regarding the content of the budget and the classification of the document. Although the budget has not been previously posted to the website. As the document is not considered "sensitive" or "classified" information. Therefore, it was concluded that it would be posted to the HOA website.

HOA Accountant will be updating the HOA financials to mirror the 2025 budget as now both can be shown in calendar year format. This will allow easier comparison of budget items.

Next meeting will be held in January. Date TBD.

RA motioned to adjourn the meeting at 7:43pm, AB seconded the motion.

Actions to be carried forward:

Action	Owner
Post DWP Annual HOA Board meeting minutes and the 2025 Budget to the HOA website	AB

Details on foreclosure properties for sale will be posted to the DWP HOA website	AB
--	----