

Deerwood Park HOA Board Meeting Notes

When: February 12, 2025

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 thanked AB and TG for the extra work related to the recent storms and the necessary repairs for the community.

RA distributed December 2024 HOA Board Minutes to the Board members (Board). RA motioned to post on the Deerwood Park (DWP) Homeowners Association (HOA) website, TG seconded the motion and all unanimously agreed, none opposed.

Financials

December 31, 2024, and January 31, 2025, financials were discussed. TG discussed with the Board the possibility of including in the DWP HOA website the check register as this will allow for greater transparency with the community of the expenses paid. RA motioned to post the Balance Sheet, Income Statement and Check Register on the website. TG seconded and all unanimously agreed, no one opposed.

General Topics

1. TG will be meeting with the vendors responsible for landscaping and road management in person in the week of February 17th to discuss the book of work for 2025. Currently the focus is on hot spots that require immediate attention.
2. It was noted that some collections are still outstanding for the 2024 Special Assessment. RA will be meeting with the HOA Legal Counsel to determine the next steps.
3. Clubhouse repair that remains pending is the installation of the air conditioning. Quotes will be obtained, and work is expected to commence in the spring.

It was also noted that there has been an increase in requests to use the clubhouse by residents. As such, the insurance coverage for the clubhouse will be reviewed to ensure adequate coverage. The Board also decided to obtain a security deposit (fully refundable if no damages) of \$300 for any potential damages and a \$200 cleaning fee (non-refundable). A request for rental of the clubhouse will need to be submitted to the Board with 30 days' notice. RA

motioned to post the clubhouse rental process on the DWP HOA website, TG seconded and all unanimously agreed, none opposed.

4. Foreclosure process for four DWP properties has concluded. The Board will be able to sell the properties AT COST 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.

Lot details for sale AT COST exclusively to DWP homeowners are as follows:

Lot 53(Deerwood Park) - \$3,141.35

Lot 38 (Deerwood Park) -\$3,696.35

Lot 39 (Deerwood Park)- \$ 3,695.35

Lot 24 (Rock Creek) - \$3,696.35

Information on the foreclosure properties for sale will be sent via homeowners’ letter. RA motioned AB to draft the letter to the homeowners. TG seconded and all unanimously agreed, no one opposed.

5. The Fourth of July picnic was discussed. Logistics were discussed and it was determined that a Picnic Committee should be established. Volunteers to Chair this event and for additional helpers will be posted on the DWP HOA website.
6. The Horse Barn at Enclave was discussed and the ongoing need for maintenance. In addition, due to Hurricane Helene the creek has widened in that area making it difficult for the landscapers to cross. TG will investigate obtaining quotes to put a bridge to allow access for the landscaper along with pedestrians, golf carts.
7. Landscaping bids were discussed. RA motioned to accept Shorty Landscaping bid for 2025. TG seconded and all unanimously agreed, no one opposed. TG will formally advise Shorty landscaping that they successfully won the bid.
8. Tentative dates for the Annual HOA meeting were discussed. Will coordinate with Legal Counsel to ensure legal representation at the meeting.

RA motioned to adjourn the meeting at 8:03pm, AB second the motion. All unanimously agreed, none opposed.

Actions to be carried forward:

Action	Owner
Post December 2024 Board minutes, December 2024, and January 2025 financial to the DWP HOA website.	AB

Clubhouse rentals information will be posted to the DWP HOA website.	AB
Details on properties foreclosed by Board will be sent via letter to the homeowners	AB
Seeking volunteers for the July 4 th Picnic	ALL
Quotes will be obtained for a constructing a bridge by the Horse Barn at Enclave	TG
Shorty Landscaping will be advised of successfully winning the bid for 2025	TG