

**MINUTES OF THE
2006 ANNUAL MEETING OF THE
DEER CROSSING CONDOMINIUM ASSOCIATION
February 17, 2006**

BOARD MEMBERS PRESENT

Marvin Adler	Vice President
Emma Senter	Secretary
Gary Wasson	Treasurer
Bob Colangelo	Director

OTHERS PRESENT

Glen Fulker	Cardinal Management Group of South Florida
Dana Fulker	Cardinal Management Group of South Florida

I. CALL TO ORDER/VERIFICATION OF QUORUM/PROOF OF NOTICE

Mr. Fulker called the meeting to order at 2:10 p.m., noting the presence of a quorum of homeowners in person and by proxy. Mr. Fulker noted that the Notice of Meeting was mailed to all owners of record and posted on the property in accordance with Florida law.

II. ELECTION OF THREE HOMEOWNERS TO THE BOARD OF DIRECTORS

Mr. Fulker noted that due to the withdrawal of Ed Krommer as a nominee for this year's election, there are only three volunteers to fill the three vacant positions on the Board of Directors; therefore, no election is necessary, and the following three individuals are automatically elected to the Board by acclamation for two-year terms: Robert Colangelo, Jim Curland, and Emma Senter.

III. APPROVAL OF PRIOR MEETING MINUTES

Upon a motion made by Mr. Wasson and seconded from the floor, it was unanimously agreed to waive the reading of the minutes of the 2005 Annual Meeting held on February 22, 2005 (and continued until March 17, 2005), and to approve them as presented.

IV. REPORTS

- A. Landscaping Requests. Mr. Fulker reported that the request he submitted to the Fiddler's Creek Foundation Design Review Committee (DRC) on behalf of Deer Crossing was denied, and it was noted that for every ficus the Association removes, they must replace it with three coconut palms. Management will obtain a proposal from the landscaper to make this change to the landscaping plan and resubmit it to the DRC for approval.

Mr. Fulker also reported that the request for landscape replacements throughout the community was denied by the DRC, and it was noted that the 150 gallon trees must be replaced with trees of a like size, and that they require a "map" of the locations of the replacements. Mr. Fulker noted that the proposal stated the replacement trees would be 45-gallon, but that this was an error, as it was supposed to say 145-gallon. This typographic error will be corrected, a map will be included, and the request will be resubmitted to the DRC for approval.

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- B. Address Number Plaques. Mr. Fulker reviewed the history of the address number plaques, which included a previous submission and denial of a plan to the Fiddler's Creek DRC. He noted that Gulf Bay has agreed that they are required to supply building numbers for the 10 newest buildings, and are waiting for the Association to inform them as to the desired location of these numbers. There was discussion regarding different options with regard to size, location, and material for the numbers, and by a show of hands, the vast majority of the owners present wished to proceed utilizing the more expensive of the options presented. Management was directed to resubmit the numbering plan as agreed upon to the DRC for approval.

V. OLD & NEW BUSINESS

- A. The floor was opened for questions and comments, and a homeowner reported that the pool heat is repeatedly being turned up beyond its intended setting.
- B. Lengthy discussion ensued regarding several pieces of correspondence that have been sent to owners via e-mail regarding the recent resignation of Mr. Ed Krommer from the Board of Directors.

VI. ADJOURNMENT

Upon a motion made by Mr. Curland and seconded from the floor, it was unanimously agreed to adjourn the meeting at 3:37 p.m.