

**MINUTES OF THE  
2007 ANNUAL MEETING OF THE  
DEER CROSSING CONDOMINIUM ASSOCIATION  
February 20, 2007**

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**BOARD MEMBERS PRESENT**

Gary Wasson	President
Jim Curland	Vice President
Marvin Adler	Vice President
Emma Senter	Secretary
Lyle Davis	Treasurer

**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 10:03 a.m., noting that a quorum of owners had not yet been obtained. 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 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: Marvin Adler, Gary Wasson, and Lyle Davis.

**III. OLD BUSINESS**

The floor was opened for questions and comments, and there was discussion regarding communication from the Board to the membership, a community newsletter, the community web site, status of delinquent accounts, landscaping, traffic, golf course landscaping, cracked cement, burying of Comcast cables, and Deer Crossing homeowner attendance at CDD meetings.

**IV. REPORTS**

- A. Rules Committee. Mr. Adler reported on violations that had been noted and addressed throughout the year, such as proper care of pets, trash cans being left out, and commercial vehicles.
- B. Management Report. Mr. Fulker reported on the following accomplishments for the past year, and plans for the coming year:
  - a. Buildings one through five had been repainted, and the next six are scheduled to be painted this coming year.
  - b. The pool chairs had been restrapped with a darker color to resist discoloration.
  - c. The address number plaques were installed throughout the community.
  - d. All hurricane landscape replacements have been completed.

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- e. The woodpecker abatement system was not effective and has been turned off. A contractor will be addressing the Board at the Board meeting to follow regarding a possible alternate solution to the woodpecker problem.
- C. Social Committee. Ms. Senter reported that she hand-delivered notices regarding the coming Social Committee events to each unit. She thanked the Blackmans for hosting the Annual Gathering, and invited everyone to attend the Ice Cream Social on February 25<sup>th</sup> at 3:00 p.m.

**VI. CONTINUATION**

*Upon a motion made and seconded from the floor, it was unanimously agreed to continue the meeting to March 27<sup>th</sup> at 10:00 a.m. in order to obtain a quorum so the meeting can be concluded.*

**VII. RECONVENING**

The meeting was reconvened on March 27, 2007, at 10:00 a.m. Mr. Fulker noted the presence of a quorum.

**VIII. APPROVAL OF PRIOR MEETING MINUTES**

*Upon a motion made and seconded from the floor, it was unanimously agreed to waive the reading of the minutes of the February 17, 2006, Annual Meeting, and to approve them as presented.*

**IX. OPEN FORUM**

The floor was opened for questions and comments, and there was discussion regarding insurance, a newsletter, the Deer Crossing web site, quorum for membership meetings, landscaping, and the 2006 audit.

**X. RESIGNATION OF BOARD MEMBER**

Mr. Wasson announced that Emma Senter would be resigning her position on the Board of Directors, and noted that the Board would be looking for a volunteer to be appointed to fill her position. Mr. Fred Waidelich expressed his willingness to fill that position.

**XI. ADJOURNMENT**

*Upon a motion made and seconded from the floor, it was unanimously agreed to adjourn the meeting at 10:29 a.m.*