

**APPROVED MINUTES OF THE  
BOARD MEETING OF THE  
DEER CROSSING CONDOMINIUM ASSOCIATION  
JANUARY 20, 2009**

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**BOARD MEMBERS PRESENT**

Gary Wasson	President
Jim Curland	Vice President
Marvin Adler	Vice President
Lyle Davis	Treasurer
Fred Waidelich	Secretary

**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. Wasson called the meeting to order at 10:02 a.m., noting the presence of a quorum.

Mr. Fulker noted that the Notice of Meeting was posted on the property and mailed to all owners of record in accordance with the Association's policy & Florida law.

**II. APPROVAL OF PRIOR MEETING MINUTES**

*Upon a motion made by Mr. Wasson and seconded by Mr. Davis, it was unanimously agreed to approve the minutes of the November 17, 2008 Board of Directors meeting as presented.*

**III. REPORTS**

Mr. Fulker noted that due to a recent Florida law change, each member of the Board must run for re-election every year unless the membership votes in favor of continuing to allow staggered terms, as stated in the Association's governing documents. As such, there will be a special members meeting to vote on this matter.

Mr. Fulker reviewed the property repairs that have been accomplished and that are still on-going throughout the community and thanked Mr. Curland for his assistance throughout the process.

Mr. Curland reported that over the last six months, 600 plants were replaced for a cost of approximately \$12,000.00, some of which was reimbursed by the power washers due to damage caused during the power washing of the buildings.

**D – R – A – F – T**

**IV. UNFINISHED & NEW BUSINESS**

The floor was opened for discussion of Unfinished and New Business, and Mr. Adler discussed irrigation, children at the pool, landscaping, pets, drainage, fascia and door repairs, trash cans, pet waste, vendor supervision, CERT training, traffic, flyers on the bulletin boards, woodpecker holes, renters, reserves, and air conditioning units.

There was discussion regarding the status of delinquent accounts, and the services provided by the Association's new collections attorney.

The next meeting will be the Annual and Special Members meeting on February 19, 2009, at 10:00 a.m.

**VI. ADJOURNMENT**

*Upon a motion made by Mr. Adler and seconded by Mr. Davis, it was unanimously agreed to adjourn the meeting at 10:56 a.m.*