

**MINUTES OF THE
BOARD MEETING OF THE
DEER CROSSING CONDOMINIUM ASSOCIATION
FEBRUARY 20, 2007**

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 11:49 a.m., noting the presence of a quorum. 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. WOODPECKER ABATEMENT PRESENTATION

Bruce Wadsworth distributed proposals for installation of a cement-based product over the existing foam, and explained the process. He then accepted questions from the Board and Members, and circulated a sample of the product. There was discussion regarding coordinating this project with the painting cycle, and Mr. Wadsworth was invited to bid on the painting project as well. Mr. Wadsworth noted for the record that applying this product over the foam would void any existing warranties on the foam product.

III. ELECTION OF OFFICERS

Upon a motion made by Ms. Senter and seconded by Mr. Adler, it was unanimously agreed to elect Gary Wasson as President of the Board of Directors.

Upon a motion made by Mr. Wasson and seconded by Mr. Adler, it was unanimously agreed to elect Emma Senter as Secretary of the Board of Directors.

Upon a motion made by Mr. Wasson and seconded by Mr. Curland, it was unanimously agreed to elect Lyle Davis as Treasurer of the Board of Directors.

Upon a motion made by Mr. Wasson and seconded by Mr. Adler, it was unanimously agreed to elect Jim Curland as Vice President of the Board of Directors.

Upon a motion made by Mr. Wasson and seconded by Ms. Senter, it was unanimously agreed to elect Marvin Adler as Vice President of the Board of Directors.

IV. APPROVAL OF PRIOR MEETING MINUTES

Upon a motion made by Mr. Wasson and seconded by Mr. Adlerr, it was unanimously agreed to approve the minutes of the November 14, 2006, Board of Directors meeting as presented.

V. INSURANCE RENEWAL UPDATE

Mr. Wasson reported that the Board has begun the insurance renewal process, and expects that the rates will not increase. He noted that part of the process is to provide the insurance companies with a mitigation form prepared by an engineer, and noted that Management would be soliciting proposals over the next 4-6 weeks.

Upon a motion made by Mr. Adler and seconded by Mr. Curland, it was unanimously agreed to approve an expenditure not to exceed \$1,500.00 for an engineer to complete the commercial mitigation certification forms required by the insurance agents.

VI. LANDSCAPE REPLACEMENTS

- A. Mr. Fulker directed the Board's attention to a proposal from Landscape Maintenance of Collier to replace plantings throughout the property for \$6,822.00. Mr. Curland added that the landscaping committee agreed with the proposed work.

Upon a motion made by Mr. Curland and seconded by Mr. Davis, it was unanimously agreed to accept the proposal from Landscape Maintenance of Collier for landscape replacements for a cost of \$6,822.00.

VII. UNFINISHED AND NEW BUSINESS

- A. Rules & Regulations. Mr. Adler opened a discussion regarding enforcement of the rules, and particularly those relating to owners not cleaning up after their pets. Management responded that if anyone knows which residents are violating these rules, they should notify Management, who will address the matter through the violation process provided in the governing documents.
- B. Reserve Funds. Mr. Adler suggested that the reserve funds not be kept in the operating account, but should be deposited in interest-bearing account. Mr. Fulker responded that the vast majority of the reserve funds are already invested in Certificates of Deposit.
- C. Delinquent Owners. Mr. Adler asked if the Board could suspend the rights of owners who are delinquent to rent their unit. Mr. Fulker responded that it may be possible to garner the rent of a delinquent owner through the legal collections process.
- D. Newsletter. Mr. Adler suggested that the Board consider the installation of a flag and light at the entrance. Mr. Fulker responded that this had been addressed by the Board previously, and it was determined at that time that maintenance of the flag made this prohibitive. Mr. Adler asked whether any of the current Board members supported this idea, and no interest was indicated.
- E. Woodpeckers. Mr. Fulker asked whether the Board wished to pursue application of the woodpecker abatement material discussed earlier in the meeting. Mr. Wasson responded that until the cost of the insurance is known, this matter should be tabled.

VIII. ADJOURNMENT

Upon a motion made by Ms. Senter and seconded by Mr. Curland, it was unanimously agreed to adjourn the meeting at 1:19 p.m.