

**MINUTES OF THE
BOARD MEETING OF THE
DEER CROSSING CONDOMINIUM ASSOCIATION
NOVEMBER 14, 2006**

BOARD MEMBERS PRESENT

Gary Wasson	President
Jim Curland	Vice President
Marvin Adler	Vice President
Fred Waidelich	Treasurer
Emma Senter	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 10:00 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. APPROVAL OF PRIOR MEETING MINUTES

Upon a motion made by Mr. Waidelich and seconded by Ms. Senter, it was unanimously agreed to approve the minutes of the two March 23, 2006, Board of Directors meetings as presented.

Upon a motion made by Mr. Waidelich and seconded by Ms. Senter, it was unanimously agreed to approve the minutes of the June 12, 2006, Board of Directors meetings as presented.

Upon a motion made by Mr. Waidelich and seconded by Ms. Senter, it was unanimously agreed to approve the minutes of the August 3, 2006, Board of Directors meetings as presented.

III. 2007 BUDGET

Mr. Adler suggested that the Board consider allowing owners to pay for the budget increase in smaller amounts over a longer period of time, rather than having to pay the entire amount on the quarterly assessment due dates.

Mr. Curland suggested that as several of the buildings will be powerwashed prior to being painted, the powerwashing line item of the budget could be reduced. It was agreed to reduce that budget line item to \$1,900.00

In response to an owner's question, Mr. Wasson reviewed the process the Board followed in making a decision regarding payment of the increased insurance premiums. There was also discussion regarding the proposals received for the insurance policies, and the possibility of changing the renewal period so that it does not fall during hurricane season.

Upon a motion made by Mr. Waidelich and seconded by Mr. Curland, it was unanimously agreed to approve the 2007 budget as presented, resulting in quarterly assessments of \$1,403.00 per unit.

IV. REPORTS

- A. Communications Committee. *Ms. Senter made a motion to approve an expenditure of \$55.00 per month to establish a Deer Crossing web site. The motion was seconded by Mr. Adler, and it passed with the following voting record: 3-2-0, with Mr. Curland and Mr. Waidelich opposed.* Mr. Wasson reported that he had already purchased the domain name "deercrossing.biz."
- B. Social Committee. Ms. Senter directed the homeowners' attention to the social event flyer provided, and solicited volunteers to serve on the Committee.
- C. Rules Committee. Mr. Adler had nothing to report at this time.

V. OLD BUSINESS

- A. Community Improvements. Mr. Fulker reported that the address plaques had been installed, and the pool furniture was being re-strapped.
- B. Woodpecker Abatement. Mr. Fulker reported that the woodpecker abatement system that was installed has not been very effective, and it had been vandalized several times; therefore, it has been disabled. Management will be soliciting proposals to have the foam replaced or covered with a material the birds can not penetrate.
- C. Re-Striping. Mr. Fulker directed the Board's attention to proposals received for re-striping of the parking spaces, arrows, and stop bars.

Upon a motion made by Mr. Adler and seconded by Mr. Wasson, it was unanimously agreed to accept the proposal from Dr. Sealcoat to have the parking spaces, arrows, and stop bars re-striped for a cost of approximately \$2,000.00.

- D. Financial Audit. Management was directed to instruct Stroemer, Tuscan, the Association's incumbent auditors, to proceed with the 2006 audit as per the budget.
- E. Property Maintenance. Mr. Fulker reported that powerwashing of the pool was underway, and that mulching would be started in the next couple of days.
- F. Special Assessment Status. A homeowner asked whether all of the work required after Hurricane Wilma had been completed. Mr. Fulker responded that there were still some landscape replacements that had not been accomplished.
- G. Next Meeting. It was agreed to hold the Annual Meeting on February 20th at 10:00 a.m., followed by a Board Meeting.
- H. Flip Tax. *Mr. Adler made a motion to institute a "flip tax" to be charged to owners when they sell their unit. The motion failed for lack of a second.*

VI. ADJOURNMENT

Upon a motion made by Mr. Waidelich and seconded by Mr. Adler, it was unanimously agreed to adjourn the meeting at 11:56 a.m.