

**MINUTES OF THE  
BOARD MEETING OF THE  
DEER CROSSING CONDOMINIUM ASSOCIATION  
NOVEMBER 17, 2008**

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**BOARD MEMBERS PRESENT**

Gary Wasson	President
Jim Curland	Vice President
Marvin Adler	Vice President (via phone)
Lyle Davis	Treasurer
Fred Waidelich	Secretary

**OTHERS PRESENT**

Glen Fulker	Cardinal Management Group of South Florida
Elizabeth Lott	Cardinal Management Group of South Florida
Michael Chapnick, Esq.	Chapnick Community Association Law, P.A.

**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 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. Curland, it was unanimously agreed to approve the minutes of the May 16, 2008 Board of Directors meeting as presented.*

**III. ACTION ITEMS**

*Upon a motion made by Mr. Adler and seconded by Mr. Curland, it was unanimously agreed to return \$500 to each member due to Excess Funds from 2008.*

*Upon a motion made by Mr. Wasson and seconded by Mr. Curland, it was unanimously agreed to utilize any excess 2008 Revenues/Assessments to offset 2009 expenses.*

**IV. REVIEW AND APPROVAL OF REVISED FY 2009 BUDGET**

Mr. Fulker reported that electric costs were reduced as a result of the installation of energy efficient light bulbs. The Board and Management accepted questions from the floor.

**V. REPORTS**

Mr. Curland reported mulching throughout the community is just about completed. Sections of sod are being added at the edges of some of the planter beds to reduce the size of the beds and to reduce the amount of mulch needed. Power washing is currently being scheduled and the homeowners will be notified.

**IV. UNFINISHED BUSINESS**

There was no *Unfinished Business* discussed at this time.

**V. NEW BUSINESS**

Mr. Adler reported that he approached the Fiddler's Creek Foundation to allow installation of solar panels on the pool house. The Foundation neither denied nor closed the door on this request.

Mr. Curland reported that a homeowner is not paying his quarterly assessments but is up-to-date on all other financial obligations with respect to their home, such as the Master Association dues and mortgage.

A special meeting has been scheduled for December 15, 2008, at 10:00 AM for the homeowners to vote on whether to have the financial statements audited or reviewed by a Certified Public Accountant. A mailing will go out to all homeowners to vote on this issue.

The next Board meeting was set for January 20, 2009 at 10:00 A.M.

**VI. ADJOURNMENT**

*Upon a motion made by Mr. Adler and seconded by Mr. Curland, it was unanimously agreed to adjourn the meeting at 11:16 a.m.*