

## **BOARD OF DIRECTORS Meeting Highlights SEPTEMBER 25, 2014**

The DCCOA Board of Directors assembled at Deercreek Country Club on the above date for a regularly scheduled meeting. A quorum was established with the presence of Doug Klippel, Bill Beitz, Danny Becton, Doug Matthews, George Partin, Aaron West, Jim Lowell and Nick Simonic. Absent: Margie Blake  
Representing MAY Management: Cathy Cox

Doug Klippel recognized a quorum of the Board was present and called the meeting to order at 7:00 p.m.  
A motion to approve the minutes from July 24, 2014 was seconded and unanimously approved.

### **PROPERTY MANAGER'S REPORT**

**Annual Meeting** – Just a reminder that the Deercreek Annual meeting is scheduled for January 8, 2015. Deercreek has historically sent the meeting notice, proxy and ballot along with a copy of the approved budget and payment coupons the last week of November.  
Perhaps Deercreek would like to send out a notice to seek volunteers from among its skilled and talented residents who may be willing to serve their community as a board member.

**New Phone System** - Over the next 30 days, MAY Management will be upgrading their phone system. The new system will make it possible to transfer calls between the five different office locations, voice messages will be sent directly to employees emails and manager's will have the ability to transfer their calls to their cell phones while they are out on property. This system also allows the recording of calls for training and quality assurance purposes.

**Fountains** - The fountain pump and motor is covered under warranty. However the system took a good zap from lightning, so the cable from the box to the pump needs to be replaced as well the overload relay. The total cost of labor for the installation of the pump and motor and the replacement of the cable and overload relay is \$1,119.69

A motion to approve the expense of \$1,119.69 for the fountain repairs was moved, seconded and unanimously approved.

**Guard House** - The new gate arm operator has been installed and the damaged overhang repairs have been completed.

The new decal with Deercreek logo [and construction hours] looks great.

**Lake maintenance** - On September 18<sup>th</sup> lakes 8 and 9 were treated for algae, lake 17 was too wet to access, lakes 27, 29 and 33 were treated for algae, bladderwort and road grass. The next scheduled treatment is on Sept. 22<sup>nd</sup> and the reports will be available the following week.

**Distressed properties** – The Margate Hills property had the front palms trimmed, shrubs trimmed and the beds and pavers sprayed at a cost of \$950.00. We have added the expense to the account.

### **COMMITTEE REPORTS**

#### **➤ Finance**

Income was **\$712,263** based on a budget amount of **\$719,963**. The income shortfall was a result of not meeting expectations in the following accounts:

Collection Fees **(\$5,588)**, Late Fees **(\$2,660)** and Citation / Covenant Fines **(\$825)**.

Account(s) over budget: Cable Income of **\$1,469** and Bar Code Income of **\$402**.

Expenses were **\$474,385** based on a budget amount of **\$82,868**. Expense accounts over budget at this time include: ARB Expenses **(\$4,119)**, Utility - Electric **(\$1,277)**, Gatehouse

Office Supplies & Passes (\$449), Professional services (\$325) and Irrigation Repairs (\$135). Expense under budget include: Security Contract \$2,723, Legal Collections \$2,585, Gatehouse –Inside- Info Technology \$1,373, – Outside- Repairs & Maintenance \$1,170, Utility – Water – Irrigation \$1,050, Gatehouse –Outside- Info Technology \$763, Association Office Supplies \$680.

Aged Receivables for the second month of assessments due decreased from \$79,652 to \$48,872 - down based on the same time last year from \$67,793.

Current Net Income for the year is \$763.63.

Also, in July, the CPA provided adjustments against “Allowance for Bad Debt”, Income tax and mailing in the amount of \$38,809.81. This increased the “Previous Year Surplus” to \$65,175.77 from \$26,365.96. This adjustment has drastically affected the “Allowance for Bad Debt Accounts” which the balance is now (\$11,611.72).

➤ Common Property

The committee would like to proceed with the landscape improvements located at the entry median from the Watson building toward the gate house. The improvements would include variegated ginger, Asiatic jasmine and Lariope

- Committee recommendation to approve the expense of \$16,005.00 for the landscape improvement was approved unanimously.
- It was suggested that the common property committee encourage the club to make some landscape improvements in some focal point areas.

➤ CPAC

- Danny Becton reported that a presentation was given by JTA regarding new bus route schedules.

The next meeting of the Board of Directors is scheduled for October 30, 2014 at 7:00 p.m., at Deercreek Country Club.

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