

Deer Hammock Homeowners Association, Inc.

P.O. Box 50853 • Sarasota, FL 34232

Minutes Annual Meeting
February 20, 2010

The meeting was held at Fruitville Public Library and called to order at 12:30 p.m. There were 7 homeowners present and 2 proxy sheets received to meet a quorum.

Approval of Minutes: Minutes from 2-21-09 annual meeting were approved.

Report of Officers:

Treasurer/Secretary: Cathie reviewed the account balances, the 2009 expenses, and the proposed 2010 budget. The budget was approved unanimously.

Outstanding Dues: All 3 of the foreclosed homes were sold and we were able to collect dues, late fees, and interest on all of them. We only had one homeowner who did not pay their 2009 dues and we checked into filing a lien. An attorney will charge \$250.00 and it will need to be renewed each year. It was not recommended to do it ourselves because of the legalities, the association can be charged the fees if the lien is not filed correctly. It was agreed to send monthly statements to this homeowner at this time.

Deed Restriction Violations:

The most common violation remain to be trailers that are not in garages or screened by fencing. It was asked if trailers could be screened by landscape. No, they may not as stated in the deed restrictions. Also, fencing must be first approved by the Board. A/C and water equipment, garbage cans, etc., may be screened with landscape. Please refer to Article 10.05 Vehicles, and Article 10.08 Misc. Visual Restrictions in the amended copy of Deed Restrictions dated 8-9-06 for a full description of these restrictions. Please also keep in mind that violations in the subdivision will only bring down already low property values.

Other New Business:

Code Enforcement: Gene provided copies of the homeowners guide to Sarasota County Codes and the watering restriction guidelines. Please note that warnings are no longer issued for watering violations, but a \$100.00 fine per Sarasota County.

Firearms: The subject of firearms was also discussed in regards to shooting snakes. As per Article 10.16 of the Deed Restrictions no firearms, BB guns, air rifles, or like devices shall be discharged or fired within the Subdivision.

Fires: Open fires are not allowed without a permit in Sarasota County. Please the enclosed Sarasota county ordinance for open fires.

Vandalism: We have had several acts of vandalism this past year to the Deer Hammock sign, the stop sign on Deer Hammock and Deer Prairie, mailboxes, and fencing. If anyone sees any acts of vandalism, please report them to the Board.

Stop Sign: Cathie asked if we wanted to replace the stop sign on Deer Hammock and Deer Prairie. Nobody had noticed it had paint and other substances all over it. Cathie will price a new sign, and homeowners will check out the sign.

Cul-de-Sac: Several neighbors patrol this area when coming home late at night to discourage teenagers from partying in this area. It was suggested we place a street light on the cul-de-sac, but the majority of homeowners felt this would not deter teenagers from using the area.

Dogs: The Board was asked to address the issue of loose dogs that chase after homeowners when they walk by. Please keep dogs on your own property.

Crime: Lisa Landham, who works for the Sheriff's Dept., reported that there have been many burglaries east of the interstate from Clark Road to Fruitville Road. They have been breaking down front doors to get in. We all need to watch for cars and people who do not belong in the neighborhood. Lisa would be glad to email neighbors when there are crimes in the area. It was suggested that we put together a list to give her. It was also asked if we could print up a new neighborhood directory so if we do see something suspicious we can alert a neighbor. Enclosed in the minutes is a form to fill out including phone numbers and email addresses.

Roads: Gene suggested that there is a possibility the county will take over the maintenance of our roads. He will ask and find out the requirements. It was also suggested that we have the roads sealed to extend the life of them. Cathie will get some estimates.

Election of New Directors:

The following homeowners were voted unanimously to the 2010 Board of Directors:

Bill Ganner: President

Lisa Lanham: Vice President

Cathie Krotec: Secretary/Treasurer

Motion to adjourn the meeting at 1:30 p.m., motion was seconded.