

**Board of Directors
Second Quarterly Meeting
June 10, 2021, 3:30 pm, Clubhouse & Zoom**

AGENDA

I. Welcome—Call to Order—John Brown, President

John Brown called the meeting to order at 3:30 PM telling everyone it was great to see all your smiling faces. “If you choose to wear a mask, feel free. I strongly suggest if you are not vaccinated, please wear a mask. This meeting is a hybrid meeting; in person and Zoom. We are meeting on a special day. Alan Buckreus is celebrating his 100th birthday! Happy Birthday, Alan. The only thing more special than that is roommate prefers younger men. Mary is 105. Alan celebrated by getting in a round of golf this morning.”

***Recognize New Residents**

No newcomers in person today. We welcome all the new residents on Zoom. We are proud to have you participating on Zoom and proud to have you as members of this great community.

***Thanks to All Committee Chairs and Members**

All volunteers are to be congratulated. Deerlake is the great community it is due to the number of persons who volunteer. Thank you very much for what you do. Please don't hesitate to serve as a volunteer. Contact any board member or committee chair if you are interested in volunteering. We will find a place to use your talents.

II. Treasurer's Report—Brenda Bryan

DVCA has a balance of \$ 306,399.98 as of May 31, 2021, in various bank accounts. The total operating expenses to date is \$30,332.07 which is 28.18% of our yearly operating budget. \$10,790.56 has been expensed from our Capital Reserve this quarter from the account “Clubhouse: Replace doors and windows”. This expense was payment to Lowes for 8 replacement windows in the front clubhouse main room. Brenda will oversee the installation of the windows.

There were no expenses to the Capital Contingency account. Money is several accounts. So far this year, we have spent just over 28% of operating budget.

III. Infrastructure Project Proposals

About a year ago, we asked our committees to start looking at areas that may need to be enhanced given the proposed Borhaug development. In order to keep this great community what it is today. The projects would use the capital reserve monies in order not to have a special assessment.

***Security—Khoi Le**

--Cameras, lighting, gates =

Resident question: Can you tell us what security issues are occurring now and in the future?

Khoi's response: People sneak up and fish; go in to the woods; some evidence of things. John

added: beer cans; hypodermic needles; and fast food wrappers. Some needles were found in the picnic area. We have growing issue with folks, who ar not residents, parking cars and RV's.

Cameras around the clubhouse and gazebo. These can be reviewed remotely with an APP both in real time and also after the fact.

Resident question: Can we have a sign that states the clubhouse is under video surveillance.

Khoi's response: We can end up with too many signs. What might be better is to set up a Community Watch program. We need to get the program going with the Brevard Police. The Board will re- issue a letter to the police allowing them access to Deerlake. So, if needed, they can enforce the trespassing issue.

Lightening – The committee feels there is enough; however, if you feel different, please let the board know your thoughts. Please get your ideas to the board on all these suggestions. It is important we have resident feedback on all proposals: Recommended signs around the lake – adding signs around the lake. Current signs around the lake need to improve on these. Make all signs consistent.



Recommended signs

- ◆ To be coordinated with Cindy Bland who heads the Signage committee
- ◆ Recommend a large elegant sign on Deerlake road at the entrance of the subdivision "DEERLAKE VILLAGE - A *PRIVATE COMMUNITY*" to replace current entry sign. Could deter trespassers and loiterers.
- ◆ Add and change warning signs:
 - ◆ Various signs in fifteen places around lake and dam
 - ◆ A few signs to read "Guests must be accompanied by a Deerlake resident"
 - ◆ Wording suggested by BPD: *DVCA Private Property. No trespassing. Violators will be prosecuted*

Signs around lake



Security Gate Options

- ◆ 25 foot wide double swing barrier at entrance of clubhouse lower parking lot
- ◆ Two options
 - ◆ Manual with padlock
 - ◆ Cost \$1200
 - ◆ Automated
 - ◆ Wired keypad with code
 - ◆ Photo eye to protect gates closing path
 - ◆ In-ground sensor for free egress
 - ◆ Siren sensor for emergency vehicle entrance
 - ◆ Battery back-up
 - ◆ Cost \$3982
 - ◆ Additional cost for power **not included**

Image of barrier gate



Security video cameras

- ◆ Cameras connected to Network Video Recorder located in clubhouse
 - ◆ 8 channel NVR with 4 TB hard drive (~1 month)
 - ◆ Can be configured for customized surveillance time, alerts
 - ◆ Can be re-viewed remotely if connected to network
 - ◆ Remote App installed on up to three devices
 - ◆ Four (4) 4K IP vandal proof cameras installed around clubhouse with infrared illuminators
 - ◆ Additional four cameras can be added to systems as needed
 - ◆ Cost \$2892
 - ◆ Includes materials, installation and training

Interaction with Brevard Police

- ◆ Met with Lt. Woodson, BPD in May....
- ◆ Board to issue letter to BPD authorizing them to..
 - ◆ Issue warning and place letter on file for first offense
 - ◆ Issue ticket on second offense
- ◆ Assistance with ID of unauthorized vehicle license plates
- ◆ Assistance with setting up Community Watch Program and provide training

Manual gate - All residents would have to have a code and use it to enter and leave.

Resident question: Could someone open the gate at 8:00 and close it in the evening. Perhaps residents could volunteer to manage the gate.

Resident question: Has a key fob to open the gate been looked at as an option? Khoi stated no but it is an option. The cost would have to be investigated.

Resident question: Could cars have a sticker like at Connestee? Khoi stated that is also an option.

Resident question: Could the sign at the entrance be altered since it is public property and sidewalks are city sidewalks? John responded, no matter what we decide, all signs will be put before our attorney to check legality. The Board will identify what signs are needed and where they need to be placed. We don't want to have too many signs, which will deter from the attractiveness of the community. At the Q3 meeting, residents will see what the board has discussed. Residents will be able to comment.

After the third quarter meeting, it is important to know what the residents think as the Board will have to meet with the finance committee to begin to work on the 2022 budget. Some projects may go into an operating budget; others in the capital reserve.

At the Q 3 meeting, the board will rack and stack all the proposed committee projects. We will need to identify those projects that need to be done now; and those that can be done later. Capital reserve funds can be set aside for those projects to be done at a later time.

Bob Agnew asked if the committee looked into an alarm system for the clubhouse and pool.

Khoi stated that it could be done but no issues with the clubhouse have been identified. There have been some instances of people entering the pool.

Resident stated the direction sign for locking the clubhouse door need to be changed. The directions are incorrectly stated and the door is often left open.

John stated this was a good time to suggest residents offer comments to the set of folks running for the mayor's office. In your contacts with those running, offer comments to those candidates regarding police activities; how to deal with Borhaug; the rebuilding of Deerlake Rd. to full code- guttered and drained on both sides of the road; add sidewalks when road is done. It is very appropriate to make comments.

Resident comment: Perhaps the Community Activities Committee could organize a mayoral candidate night at the clubhouse.

IV. Committee Reports

***Architectural Review Committee – Phil Davis**

Members: Bob Anson, Bob Cole, Bill Harper, Bob Kellar

Processed 6 resident's Requests for Modification:

- 1 resident added a deck, painted the stucco foundation and installed new gutters
- 1 resident modified the deck and railings, added a screen porch and a hot tub
- 1 resident added a hot tub inside an existing gazebo
- 1 resident added a deck and new French doors to the back of the home
- 1 resident added a storm / screen door to the front door
- 1 resident added a retractable awning over their existing deck

No additions to the report but would like to thank all members. Between all of us, there is, in excess of 50 years of experience, with long term volunteers. Bob Cole has been on the committee for 17 years. **Resident comment:** The consistency of the committee, to maintain the quality of the community, is appreciated. Thank you.

***Clubhouse—Maggie DiRocco**

There is nothing new for the Clubhouse this time but will have news next meeting.

Resident comment: She would like to add a new club, Mexican Dominoes, to use the clubhouse. John stated if a group wants to form a club, they need to send a request to the board. If the board approves, the club is listed in the Deerlake Dairy and there isn't a fee to use the clubhouse. John told the group TGIF events will hopefully resume August 20th. That is not official but he expects to hear from Maggie. The committee is already planning for the Deerlake Christmas party.

***Community Activities—Jim Grecni**

The Community Activities Committee is looking forward to being able to host more events with the lessening of COVID restrictions, starting with a neighborhood picnic on July 4th. To be successful, we desperately need a few more committee members. If you are interested please contact Jim Grecni at 203-942-9970 or jgrecni@gmail.com

Bob Agnew reported for Jim, who is out of town: The Fourth of July picnic will have games such as, Bocce, corn hole and badminton. Residents are asked to sign up so the committee has an idea of how many to plan for. The time is 11:00 to 2:00. Residents are asked to bring a side dish drinks and chairs. The committee requests residents chip in a few dollars donation to offset the cost of the meat. The third charity drive for Sharing House will be held in conjunction with the picnic. The committee is in desperate need of volunteers.

***Community Relations—Brent Dormann**

There are no new Community Relations issues that have been presented this month, however the three ongoing issues continue and are being dealt with.

1. Dog excrement not being picked up is a continued on-going issue. A fine was issued and paid but the situation has not been rectified and continues.
2. Water being diverted from a resident's property without Landscape Committee approval.
3. A complaint regarding a resident not maintaining their property. This has been reviewed by the Landscape Committee and Community Relations Committee with a letter detailing the concerns

sent to the resident. Since that letter was sent, additional concerns have been presented from other residents regarding maintenance of that property. The Landscape Committee continues to

review for improvement of the property.

Brent thanked Gil for his assistance. It is great to have someone to work with. The LRC is working hard. Part-time residents may be delayed in coming back due to pandemic, gas etc., which may be why some yards are not being taken care of as usual.

***Conservation Easement—Don Herman**

Members: Dave Gunther, Don Herman, Gary Satkamp, Geoff Southworth, Walter Striedieck
Replaced deteriorated steps at several locations. We performed routine maintenance work –

primarily removing trees and limbs that had fallen on the trails, trimming trail side bushes and clearing clogged culverts. Continued work on removing invasive species from the woods.

***Directory—Robert Overbeck**

No news to report.

John thanked Robert for the directory. John reminded residents not to share their copy of the directory with any solicitor. He stopped a solicitor and she had the most recent copy of the directory. Please do not share the directory with contractors.

***Deerlake Diary- Rich Schram**

Deerlake Diaries were compiled, published, and mailed for April, May, and June in a timely manner.

Owners should retain these and several previous months' copies for reference. Past copies through December 2018 are archived in the clubhouse. At the end of this calendar year, UPS will bind two copies of Diaries published in January 2019 through December 2021. One copy will be placed with the archived volumes in the cabinet opposite the entry to the kitchen. The other copy will be locked in the file cabinet in the basement.

***Emergency Preparedness—Bob Williams**

As of this writing, I am attempting to get a meeting with Kevin Shook, Transylvania County Emergency Management Director. Purpose of the meeting is to introduce myself and other new members of the committee to Kevin. I also want to pass along the status of the dam permitting process to him and see if the County can help us with Reverse 911 process and determining/updating contact info in case of a Level 1 or Level 2 event. I have not heard back from engineer Michael Goforth on his decision whether to go forward with the NCDENR's guidance on using another method to generate a downstream map. Incidentally, I wrote an introductory piece for the Deerlake Diary at the request of Rich Schram, outlining in very broad terms what the committee does and how it can help. The committee is working hard to revise the Emergency Action Plan.

***Finance—Brenda Bryan, TREASURER'S REPORT**

Members: Dorothy Chapman, Don Herman and Mary White

During the second quarter, the committee:

- Reviewed all financials to date.
- Reviewed DVCA vendor required Certificate of Insurance forms.
- Consulted with PNC, Fifth Third, United Community Banks and Telco Credit Union for updates in interest rates.
- Revised the Collection of Assessment Policy to be presented to the Board for approval at the June session.

FINANCE- Brenda Bryan, Treasurer

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***Lake Management—Khoi Lee**

Members: Jack Baldrige, Philip Davis, Walt Striedieck, Jim Douglas, Jim Furniss, Butch Willoughby and Mike Thomson.

The Lake Management Committee welcomes new member Butch Willoughby and thanks Pam Fuhrer and Rainer Hoeke for their service. For the quarter, Committee members have conducted three dam inspections and found everything to be normal. We have received the state’s February dam inspection report which found that our dam has no problems that require immediate attention. We are assisting the Emergency committee with the Emergency Action Plan filing with the state. On improved security items assigned to our committee, we have summarized our findings and are presenting them to the community today. We are continuing to review the Lambo creek sediment basin repair and the 2022 forebay dredging project with an eye on doing them next year with a single contractor but have not made a final decision.

Boat users got an updated boat registration. Please remember to update your registration if you have not already done so. Only Deerlake registered watercraft can be on the lake. Only residents can use the lake; guests must be accompanied by a resident.

Residents must wear the Deerlake arm band; have the Deerlake pin or the registration for the boat to be on the water. The watercraft must display the Deerlake decal. Persons must be 16 to be on the lake or in the pool, if unaccompanied by an adult.

Maintenance—Bob Cole

- Mulch contract let with Cason Builders and work is complete
- Lawn contract has been let to Galloway’s Lawn Service
- Concrete work in the Meadows and in the Gazebo by the pool has been let to Simpson Concrete
- Work on the cherry trees in the Meadows, cutting three trees in the picnic area and grinding stumps, cutting two trees near the condos and grinding their stumps and cutting a dead white pine on conservation trail near cypress park.

Bob Cole comments: Cherry trees will be pruned, treated three times a year. Work is being done to prolong the life of the trees. Concrete work will be done to solve the drainage problems.

Comment – when is the transition from 35 North to Galloway taking place. It took place a month ago.

John commented – If we have a signed a contract and work is being done, please don't heckle the workers. If we, as residents, interfere with contractor's work, and they leave the jobsite, DVCA can sue the offender and ask them to pay the amount of the contract.

Mike reminded John that Bob did not talk about trees. John reported two large trees and one additional will come down in the picnic area. Also two near the condos and one near the hiking trail.

Resident comment –Why are there ribbons on the light posts?. The city of Brevard is working with Duke Energy to replace all the bulbs with LED. The bulbs come in two varieties. The poles with the ribbons will have an example of the amperage. All bulbs will be replaced with either of the two lumens.

***Landscape Review—Gil Garner**

Members: Cindy Bland, Susan Toscani, Miles Coady, Dolores Littleton, Jody Risacher, Christine Schmidt, Agnes Tyna, Twighla Vogleson

16 Request to Modify Landscaping were processed, and approved thru 6/3/21:

4 to address drainage issues

1 to replace driveway

1 to install retaining wall (also addressed drainage)

1 to replace cross tie retaining wall (renewed permit approved in Feb. 2020)

1 to replace shrubbery with taller shrubs to screen driveway

8 involved removing trees and shrubs for various reasons (dead, damaged, too close to house.)

Two property owners were notified by letter of complaints regarding the condition and appearance of their property, and the possibility of fines if not corrected. A resolution is pending.

Three absentee property owners were notified by phone of complaints of yards needing mowing. All were addressed promptly.

Gil Garner's comment - Thank to Brent for working with me to resolve these issues.

John's comment -Gil met with the board this morning to discuss a DVCA Master Plan. The Board gave Gil and his committee the authority to solicit bids from landscape designers. There used to be a Master Plan from the original builder. When the association was formed, the plan was passed on. The Meadows was built and was included in the plan. For some reason, it went by the wayside. There might be modifications needed . The Board is looking at a long term plan. Residents will have opportunity to comment on anything the Board decides to put forth.

Resident comment – Is this only for common area, not homeowners? John replied, yes that is correct.

Working with Community Relations Committee:

One owner was notified of tree obstructing a street light. A resolution is pending. One owner was notified of tree branches not meeting city code of 8 feet clearance above sidewalk. This has been corrected.

The LRC met to address the need for a landscape plan to maintain, improve and enhance the appearance and ambiance of Deerlake in a way that will be pleasing to residents, prospective residents and visitors. The objectives and scope of a prospective plan will be presented separately.

Pool—Sandy Westney

Sandy Westney, Pool Chair 2023

Richard Hardy, Pool Liaison (Appointed 2021)

Teresa Coady 2022; Pam Fuhrer 2021, Lelia Graham 2024; Penny Grecni 2023; Sherry Lawter 2021; Lisa McHenry 2023; Dan Tyna 2023; Margo Williamson 2023

We have had a couple of changes to the Pool Committee Roster. It is with sadness that we except the resignation of Judy Pierce, and thank her for many years of dedication to the pool. We wish Judy and Jim well in their next adventures. We have welcomed a new committee member, Lelia Graham.

We have received our Certificate of Operation for the pool season. The pool opened on Wednesday, May 26th. It looked very nice with the new furniture. We hope to have a fairly normal pool season, with some remaining precautions in place. Oh yes, then there is that pesky national chlorine and pool chemical shortage! We are hoping that will work itself out. Please refer to the 2021 Pool Rules, Pool Hours and Pool Usage for Guest. We will be revisiting the automatic gate closer project that was postponed due to the pandemic. Gate issues were discussed by the county inspector at the time of inspection. Details as we get them.

Sandy's comment -All is going well. We have had 150 swimmers so far.

John thanked to the committee for working so hard to get the pool opened under restrictions.

***Welcome—Bob Agnew**

The Welcome Committee held an outdoor, socially-distanced Welcome Orientation for thirteen new residents on April 13, 2021. These residents were presented with overviews of Deerlake Amenities, Rules and Policies, and Volunteer Opportunities; offered advice to help with the transition to Deerlake and Brevard; and provided an opportunity to ask questions. The Committee has also sent welcome materials to new residents and distributed ID tags.

***White Squirrel Lane—Marcia Schneider**

There is nothing to report for White Squirrel Lane.

John's comment – The Finance Committee and WSL have worked together to strengthen the financial situation. Good work has been done to streamline the process. Brenda reported this morning that DVCA funds will be transferred to another bank, Telco Credit Union, to make more interest.

V. NC Pandemic Response and Deerlake Village Activities—John Brown

No masks or social distancing are required. However, DVCA strongly encourages those not vaccinated wear a mask. The Governor's information is tracked on a weekly basis and DVCA will be prepared to have modifications, if necessary.

VI. Borhaug Development Update—John Brown

No idea when development will start. Mr. Borhaug has another development on Osbourne Rd. and is focused on that development. No plan or permits have been submitted to the planning board.

VII. New Business

None

VIII. Adjournment

Bob Agnew made a motion to adjourn the formal Q2 meeting. Mike Thompson seconded. Approved.

IX. Open Discussion for residents' comments.

- Resident –If the sign, No Solicitation is not legal, can it be removed? John stated the sign is legal, but not complete with all the verbiage that is needed. Individuals can ask vendors to come out and give a homeowner a quote, but that person can't go door to door soliciting business.
- Resident – The area along Deerlake Road, as you exit where the Leland Cyrpress trees are located. Is it possible to get those trees trimmed so residents can walk safely on the blind curve?. John said yes, it is a matter of how to do it. They are on a city/county right away. Maintenance is actually done by Duke Power. They have topped the trees that interfere with the wires. Let me get with Bob to see how this can get done.
- Resident – Alan Buckreus who turned 100 today was the first president of the Association. Congratulations to Alan.

On behalf of the Board, thanks so much for being here today. It is great to see everyone in the clubhouse and those on Zoom. We got some very good comments. For those who don't live here full time, we may keep the Zoom meetings.

Adjourn at 4:56 PM