

**Board of Directors
Third Quarterly Meeting
September 9, 2021, 3:30 pm, Clubhouse & Zoom
AGENDA**

Welcome—Call to Order—John Brown, President

***Recognize New Residents**

***Thank to All Committee Chairs and Members**

***Volunteer Position Openings**

Treasurer's Report—Brenda Bryan

2021 Nominating Committee Report—Bob Agnew

Nominations From the Floor—John Brown

DVCA Voting Procedures—John Brown

Committee Reports

***Architectural Review Committee – Phil Davis
Members: Bob Anson, Bob Cole, Bill Harper, Bob Kellar**

2021 Q3 Summary:

Processed 11 resident's Requests for Modification:

- 4 repainted portions of their exteriors
- 1 replaced the chimney
- 1 added a small roof over an exterior door
- 1 added a privacy screen to the front porch
- 1 improved the front porch step
- 1 added new exterior lights
- 1 screened a portion of the existing deck
- 1 added railings to the front porch
- 1 replaced the windows with a new style

***Clubhouse—Maggie Di Rocco**

Members: Phyllis Blackard, Irene Crosby, Pat Crawford, Nancy Davis, Rita Decklever, Mary Schram and Lou Shelly.

- Private Party
- postponed TGIF to next month due to Covid
- 3 Christmas Private Parties scheduled
- Worked on Budget for 2022

***Community Activities—Jim Grecni**

Members: Don Washington, Rhonda Spotts, Deborah Le, Donna Raspa, Bill Raspa, Linda Snowdon, Robert Snowdon, Carol Weinhofer.

- The Community Activities Committee had a very successful July 4th picnic. Many thanks to all who helped with set up and take down. Sharing House was very grateful for all the donated items and so appreciates the generosity of Deerlake residents.
- Steve Zvengrowski is an accomplished piano player and music teacher. Two years ago he put on a concert in the clubhouse that was very well attended. He has agreed to do so again and would like to include some of his students from this summer/fall classes. The concert is scheduled for 11/1 at 3:00 PM.
- Mayoral Candidate Forum is in the planning stages. Additional details to follow.
- A charity drive will be held before Thanksgiving.
- Jack Christfield photo display and talk will be held on 12/4 from 7:00 – 8:00 PM.

***Community Relations—Brent Dormann**

One new area of concern has emerged in the community. Since the city shut down dumping on their pump house lot, some residents and their contractors have started dumping yard waste in Meadows Park, the picnic area and on vacant lots. .

Ongoing issues for the Community are as follows and are being dealt with:

- Dog excrement is not being picked up.
- . Water is diverting from an owner's property onto community property.
- There is a complaint that a resident is not maintaining his or her property.
- Another resident has deferred maintenance of an unkempt property. The owner has been contacted and is working to resolve the issue.

The following past issues for this quarter have been resolved:

- The "No dog peeing" signs have been removed.
- The trees obscuring the lamp post have been trimmed.
- A dog being walked without a leash. The owner has been contacted and is now using a leash

***Conservation Easement—Don Herman**

Members: Dave Gunther, Don Herman, Geoff Southworth, Walter Striedieck.

- A contractor removed a large dead pine tree that was leaning over the yellow trail.
- 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.

***Diary—Rich Schram**

- Deerlake Diaries were compiled, published, and mailed for July, August, and September 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.
- I wish to recognize and thank John and Jean Reisch for folding, sealing, and labeling the Diaries in preparation for mailing (5 years); Robert Overbeck for maintaining and updating the address list (3-plus years); Ginny Hagerty for identifying new owners (2-plus years); and Bob Williams for printing the mailing labels (1-plus year). As is often said, "Many hands make light work."

***Directory—Robert Overbeck**

Nothing new to report. I will be printing a new directory that will go out with the October Deerlake Diary. Any changes should be sent to me by mid-September. Please send updates to dlakedirectory@gmail.com.

***Emergency Preparedness—Bob Williams**

Members: Bobbi Moore, Walter Striedieck, Ginny Hagerty

I'm proud to announce some movement in the effort to get our EAP accepted. John Garner, our new engineer, will be here in Deerlake on Sept. 13 to inspect our dam as part of his EAP process.

Members of Khoi Le's Lake Management Committee will meet Mr. Garner at that time and accompany him during the inspection.

In the meantime, I have emailed Natasha Henderson with the state, bringing her up to date with our struggles and successes in getting a new Emergency Action Plan to them in a timely fashion.

So far, no reply from her. If I do not get a reply in the next week or so, I'll send a version by USPS - just so we know the state has been made aware.

Other than that, our efforts are to support Mr. Garner in any way we can.

***Finance—Brenda Bryan, Treasurer**

Members: Dorothy Chapman, Don Herman and Mary White

DVCA has a balance of \$277,905.41 as of August 31, 2021, in various bank accounts. The total operating expense to date is \$ 51,570.70 which is 47.9% of our yearly operating budget. \$ 1,176.27 has been expensed from our Capital Reserve account this quarter for purchase from the Reserve account “pool furniture”.

\$ 9,125.00 was expensed to the Capital Contingency account and includes payments to Bartlett Tree Experts for the removal of 6 trees. Stump grinding of those trees yet to be completed.

During the second quarter, the committee:

- Reviewed all financials to date.
- Reviewed DVCA vendor required Certificate of Insurance forms.
- Transferred funds from Fifth Third Bank to Telco Credit Union for higher interest rate.
- Collected and reviewed 2022 Budget worksheets submitted by Committee Chairs for presentation of 1st draft of 2022 Budgets.

***Lake Management—Khoi Le**

Members: Jack Baldridge, Phil Davis, Jim Douglas, Butch Willoughby, Mike Thompson, Walter Striedieck, Jim Furniss

***Maintenance—Bob Cole**

Members: Miles Coady, Bob Cole, Don Herman, Ken Kolb, Earl Stifflear, Chris Williamson, John McKowen.

***Landscape Review—Gil Garner**

Members: Cindy Bland, Susan Toscani, Miles Coady, Dolores Littleton, Jody Risacher, Christine Schmidt, Agnes Tyne, Twighla Voglesong.

- 14 Request to Modify Landscaping were processed during the quarter (41YTD, 2 visits pending). 13 involved removal or trimming/pruning trees and shrubbery.
- Submitted 2022 Landscape Review Committee budget proposal.
- Solicited bids for a Master Landscape Plan design. Received 3 bids for evaluation.
- Worked with the Community Relation Committee to follow up on property concerns.
- Site Visits:
 - 2021 thru 8/26: 41 (2 pending)
 - 2020-74
 - 2019-68

Special Projects:

In response to the proposed Borhaug development:

- Susan Toscani led a project to develop recommendations and cost estimate for proposed fencing in the Meadows Park along Deerlake Rd.
- Cindy Bland led a project to survey existing signage and develop recommendations and cost estimate for improving.

Administrative:

- Monthly Reports
- Monthly articles for the Deerlake newsletter
- Developed annual budget recommendation
- Interface with TPS
- Scheduled visits between Committee members and homeowners
- Maintained a spreadsheet record of visits and resolution
- Solicited bids and evaluated proposals for annual maintenance contract and Master Landscape plan

Other:

- Evaluated condition of cherry trees in the Meadows Park and marked them for pruning or removal.
- Issue subsequently addressed by Maintenance Committee
- By requests, assisted Maintenance in spring application of mulch
- Worked with Pool Committee Chair on landscaping around pool

Pool—Sandy Westney

Member: Richard Hardy, Pool Liaison (Appointed 2021), Teresa Coady 2022, Pam Fuhrer 2024, Lelia Graham 2024, Penny Grecni 2023, Sherry Lawter 2024, Lisa McHenry 2023, Dan Tyna 2023, Margo Williamson 2023.

We have had a very successful pool season to date. The community has been very cooperative in abiding by this year's pool rules; we have had no major issues.

Committee member, Dan Tyna was a one-man crew that added the patio block outside the side gate. This addition keeps us all out of the mud when unlocking and entering this gate.

The pool was closed in late July for 5 days due to a persistent algae problem. Justin "Pool Guy" Lopez worked his chemical magic to get us back in the pool ASAP!

Chris Hoder of Cane Creek Concrete returned for an inspection of a few concerns with the pool deck. There were several repairs that needed attention. The deck is final at this time.

We have finished our furniture purchases. We recently added another table, all new umbrellas and umbrella stands and several additional side tables. We feel we have sufficient furniture and hoping it lasts for many years to come.

The rock replacement in the pool flower beds has been delayed due to a reduced labor force on the part of TPS Landscaping. We are in communications and they are very aware of the importance of completing this project before the end of the year.
Addendum: This project has been completed.

The pool will be closing on Thursday, September 30th.

***Welcome—Bob Agnew**

Members: Miles Coady, Teresa Coady, Tom Shivers, Joy Shivers

The Welcome Committee sent welcome materials to new residents, made welcome phone calls, and distributed ID tags. The Committee plans a Welcome Orientation for new residents in early October.

***White Squirrel Lane—Marcia Schneider**

Nothing to report

NC Pandemic Response and Deerlake Village Activities—John Brown

Borhaug Development Update—John Brown

Board Report on Security and Privacy Projects—John Brown

DVCA Board Plan to Incorporate Security and Privacy Projects into 2022 Budget

*Committees and residents have proposed 7 security and privacy projects in response to the proposed development across Deerlake Road from the Meadows.

*The board has reviewed dozens of comments from residents based on briefings at quarterly meetings and has prioritized proposed projects based on comments, the existing new development plan, and impact on the current security situation.

*The board requests resident comments on this plan to incorporate some projects into the 2022 DVCA budget.

Priority (1) Signage: First group of new signs to reduce trespass and increase security.

-Signs will meet the Deerlake Village format and will be coordinated with the DVCA Board Vice President by the Landscape Review and Lake Management Committees.

-These signs will be funded in the 2022 operations budget for \$2000. The LRC and Pool Committee will ensure their updated signs meet the Deerlake Village format and will include funding in their 2022 operation budget.

Priority (2) Lower Parking Lot Gate: The gate will be automated and each DVCA member will be issued a key. The project will be funded in the 2022 operations budget for \$5000. The project will be supervised by the Maintenance Committee.

Priority (3) Auto Decals: These decals will be issued to every DVCA resident (one for each vehicle). The decals are intended to reduce trespassers by assisting residents and the Brevard Police in identifying non-Deerlake vehicles parked or loitering in the community. The project will be funded in the 2022 operations budget for \$500. The project will be supervised by the Welcome Committee.

Priority (4) Forming the Community Watch Committee: The board will seek a community volunteer to serve as the chair of a new Community Watch Committee and assist the chair in finding volunteer members and scheduling training and assistance from the Brevard Police Department. No funds will be budgeted in 2022. As the committee identifies needed equipment or support, funds will be included in future budgets.

Priority (5) Meadows Park Fence: The board believes we need more information on what the final Deerlake Road development plan will include before we determine the required design of a fence at Meadows Park. Based on current estimates, the board plans to increase the security and privacy line in the 2021 capital reserve budget from \$10,000 to \$15,000 and extend the project completion date from 2023 to 2025. This provides additional time to determine the requirement and more time to save funds.

Priority (6) Cameras to Monitor the Clubhouse / Lake / Pool: Based on resident and committee input, the board believes we should fund this project in the capital reserve security and privacy line and will include \$3000 in that line to be completed in 2025.

Priority (7) New Security Lighting: Based on committee and resident input, the board does not plan to budget for new security lighting at this time.

REQUEST FOR RESIDENT COMMENTS AND RECOMMENDATION:

The plan described above incorporated comments from committees and residents. The board is currently working with the Finance Committee to formulate the 2022 DVCA budget. Input from any resident is welcomed. Send your comments to any DVCA board member and they will be shared with all board members. The board will finalize the 2022 budget by mid-October, to be included in the annual mailing for the December 9 Annual Meeting.

New Business

Adjournment

Open Discussion