

Board of Directors  
Third Quarterly Meeting (Q3)  
September 21, 2023, 3:30PM Clubhouse & Zoom  
Agenda

- Welcome, Call to Order – Phil Davis
- Recognize new residents – Phil Davis
- Thanks to all committee chairs, members and volunteers – Phil Davis
  - Volunteer help wanted – Community Relations, Conservation Easement, EAP, Finance, LMC, Maintenance, Welcome
- Treasurer’s report – Brenda Bryan
- 2023 Nominating Committee report – Phil Davis
  - Call for 2024 Board nominations from the floor
- DVCA voting procedures – Phil Davis
- DVCA budget process – Phil Davis
- Committee Reports:
  - **Architectural Review— Geoff Davis Co-Chair Existing Home Modifications**  
**Members: Bob Cole, Bruce Cox, Geoff Davis, Brent Guyton, Sue Jones, Lisa McHenry, Nell McMurtry, Stan Moore, and Bill Raspa**
    - 2023 Q3 Request to Modify Summary – four applications:**
      - Add a Solatube skylight at 1417 Stone Drive.
      - Replace front door at 15 Autumn Glen Court.
      - Add solar panels at 418 White Squirrel Lane.
      - Replace windows at 268 Cambridge Drive upon September purchase by new owners.
    - 2023 home construction:**
      - The ARC and LRC have completed their reviews of final construction and landscaping at the Cox residence at 864 Deerlake Road.
      - The Keddies provided the ARC with initial Architectural Plans for construction on Lot 25 Stone Drive on June 26,2023 and are now obtaining construction cost estimates for the 7,500 square foot home and driveway.
      - No update on potential construction on Lot 14 Woodsong Way.
      - Three lots are listed for sale on Stone Drive, per Looking Glass Realty’s website: Lots 11, 13 and 15.
  - **Clubhouse—Lois Grabowski / Bonnie McMahon**  
**Members - Pat Crawford, Irene Crosby, Nancy Davis, Rita Decklever, Mary Schram, Lou Shelly and Bobbi Moore**

The Clubhouse was rented for private events 7 times during 3rd Quarter. That is a total

of 9 times since the beginning of the year. Our total income for 2022 by the end of Q3 was 10 rentals. In 2022 fees collected by Q3 totaled \$460.00. This year, our fees collected by Q3 totaled \$900.00. Raising our Clubhouse rental fee to \$100.00 as a flat fee has had no negative impact on rental frequency and no complaints about the increase to our knowledge.

TGIF continues to be a favorite gathering. If you haven't been coming- you are missing out on a special evening with your Deerlake neighbors. Mark your calendars for the 3rd Friday of every month from 5-7PM.

A very special thank you to Phil Davis for our wonderful new sign in front of the Clubhouse. It is such an attractive addition. Great job, Phil!

We continue to ask our neighbors to please respect Private Events. If you are not a guest at the event and you need to visit the Clubhouse, please come at another time.

- **Community Activities—Carol Weinhofer**

**Members: Deborah Le, Linda Snowdon, Robert Snowdon, Linda Kimbrough, Diane Adams, Dorlores Littleton, Karla Atkinson, Cheryl Gressler, Lou Shelly, Joanne Poston, Barbara Osgood-Cox.**

- July 4 picnic celebration - approximately 65 people in attendance.
- August 9 - impromptu guest speaker Jim Hardy on "Snakes" - approximately 45 in attendance.
- August 23 - Harold Voris on "Salamanders" - approximately 12 in attendance.
- September 7 - bike ride to Oscar Blues - 8 people in attendance

- **Community Relations—Brent Dormann**

- Debris being stacked on a neighbor's property. This has been addressed and taken care of.
- Plants growing from a roof gutter. This has been addressed and taken care
- An exterior structure that was not approved by the ARC. This has been addressed and is ongoing at this time.
- Garbage in the driveway of the resident. This has been resolved.

- **Conservation Easement—Melissa Driver**

**Members: Melissa Driver, Don Herman, Geoff Southworth,**

The Conservation Easement is looking for a new Committee Chairperson beginning in 2024! If you love using the trails and have a little extra free time, please consider this position. It requires a nominal amount of time to fulfill the commitment of drafting quarterly reports, communicating with fellow Deerlake members, and enjoying the trails (which you already do). If interested, please visit the volunteer page on Deerlake's website for more information or contact Jack Christfield or Melissa Driver.

If you ever need to report a downed tree or brush on the trails for cleanup, please call or text Melissa at 828.989.1324 or by email at joemeldriver@gmail.com, and provide plenty of detail, location, and pictures to help too!

Happy trails to all and a happy fall too!

- **Directory—Robert Overbeck**

I've been waiting for a couple of sales to close after which I will mail out a list of changes since the March directory was printed. It will be the same format as the printed directory and list everyone who has been added or had updates to their address. Other than that, there is nothing new to report.

A reminder for owners- please send renter information and updates to me at [dlakedirectory@gmail.com](mailto:dlakedirectory@gmail.com) and also to Donna Raspa, Secretary of DVCA, at [donnandbill.raspa@gmail.com](mailto:donnandbill.raspa@gmail.com). Thank you for your cooperation.

- **Emergency Preparedness—Bob Williams / Phil Davis**  
**Members: Bobbi Moore**

The Committee prepared and distributed printed copies of the Emergency Action Plan in binders for the Board President, Board Secretary, Board Committee Liaison, and a copy for public inspection to be kept at the clubhouse. We have one printed copy remaining. Brevard Fire Chief Bobby Cooper was contacted. He acts as the emergency management chief for the City of Brevard and he was given an electronic copy of the EAP on a flash drive. He told me no one else in City Hall needed another electronic copy. This was confirmed by Aaron Bland in Planning & Zoning, which administers the Wetlands for the city. Chief Cooper said he appreciated getting his copy and that he looks forward to working with us and taking part in our tabletop exercise whenever it's scheduled.

- **Finance—Brenda Bryan – Chair**  
**Members: Don Herman and Mary White**

DVCA has \$220,147.30 on August 31, 2023 in various interest bearing accounts. The expenses for August are in the amount of \$6,474.24 and a total amount of \$76,484.25 since the beginning of the year, which is 77.69% of the total operating budget. There were no expenses from our Contingency account, a total amount of \$21,450.25 for the year. From the Capital Reserve, there was \$9,621.00 expensed, payable to Carolina Paving and Sealing Co. This is a total for the year of \$45,54.62.

The Committee also reviewed financials to date; revised the Finance Committee Charter; and reviewed 2024 Operating and Reserve Budgets.

- **Lake Management—Jim Furniss**  
**Members: Jack Baldrige, Phil Davis, Jim Douglas, Khoi Lee, Alan McMurtry, Butch Willoughby.**

The lake committee conducts monthly dam inspections to insure that the condition of the dam is closely monitored. We thank Mike Thompson for his work on the lake committee. Mike and his wife Joanne have moved to the coast of SC. We also welcome Alan McMurtry to the lake committee. The 2024 budget has been submitted to the finance committee. Small maintenance projects continue around the lake.

- **Landscape Review—Barbara Osgood-Cox co-chair, Sue Jones co-chair, Vendor Relations**  
**Members: Dolores Littleton, Christine Schmidt, Twyla Vogelsong, Joellen Risacher, Miles Coady**

The LRC is pleased to announce that Barbara Osgood-Cox has volunteered to be the co-chair.

As of mid-June to date, the LRC has made 12 site visits, mostly regarding trees. Removal was approved for trees that were too close to the house, diseased, growing together or were behind a house in a large wooded area. The LRC also approved the addition of a retaining wall, and the storage of a small camping trailer that is completely out of sight. Denied was a request to install a fence along Deerlake Road to deter geese (other approaches were suggested). The LRC is on the look-out for two more volunteers. If interested, please contact Barbara or Sue Jones.

- **Maintenance—Brenda Bryan, Acting Chair**  
**Members: Don Herman, Ken Kolb, Earl Stiffler, Chris Williamson and Bob Cole.**

During the 3rd quarter the Committee monitored the clubhouse. The committee is waiting for estimates for replacing 2 window glasses in the clubhouse. An estimate for replacement of clubhouse siding trim, etc. was obtained. The Committee revised the Maintenance Committee Charter. The resealing of lower parking lot was completed. The Committee reviewed Operating and Reserve Budgets for 2023.

- **Newsletter—Rich Schramm**  
**Members of Committee: Mary Schram**

With assistance from the Deerlake Village webmaster, Jack Christfield, the Diary issues for July, August, and Sept were posted online at <https://deerlakevillage.org> in a timely manner at the end of each month. For historical reference, one hardcopy of the Diary continues to be available for residents in the binder on the bookshelf next to the piano in the clubhouse. Residents are asked to not remove any individual issues or take the binder from the clubhouse.

- **Pool—Penny Grecni**  
**Members: Sandy Westney, Lisa Mchenry, Dan Tyna, Margo Williamson, Robin Sorensen, JoEllen Risacher, Bill Hunter.**

From August 19 to September 10, we had 425 resident visits, 41 overnight guests, and 22 local visitors. Our year-to-date (Sept. 10) totals are 1,739 resident visits, 146 overnight guests, and 85 local visitors for a summer total thus far of 1,970.

As you can see, our residents have really enjoyed our pool, and there are only a few more days left. We will close at the end of day Saturday, September 30.

I want to thank Justin Lopez (Hydra's Pool and Pressure) for all his faithful work in maintaining our pool, and to commend the pool committee. You are a pleasure to work with in serving our community.

- **Welcome—Bob Agnew**  
**Members: Donna Raspa, Miles and Teresa Coady, Joy and Tom Shiver**

This past quarter the Welcome Committee mailed Welcome Packets to new home and lot owners, as well as tenants. Individual Welcome Orientations for the residents of five households were held. Orientations involve introductions, an overview of Deerlake amenities and rules/policies, and information on Deerlake committees which the new residents are encouraged to join. Bios of many of the new residents in the Deerlake Diary were published. The Committee continues to distribute the Deerlake ID buttons and car decals. The Volunteer Page on the Deerlake Village webpage, which lists those Committees needing volunteers and describes the responsibilities of the volunteers, continues to be maintained and publicize The Volunteer Page.

- **White Squirrel Lane—Marcia Schneider**

I have nothing to report at this time.

- New Business
- Adjournment
- Open Discussion