

**DEERWOOD COUNTRY CLUB ESTATES
HOMEOWNER'S ASSOCIATION
Meeting Meetings
October 19, 2006, 7:30pm at Clubhouse**

ROLL CALL

Lenny Rankin- President	PRESENT
Dennis Mazar- Vice President	PRESENT
Doug Scalice- Secretary	PRESENT
Jim Palmieri- Treasurer	PRESENT
Howard Josephson- Trustee	PRESENT
Dan Licardo- Target Property Management	PRESENT

CALL TO ORDER

Meeting was called to order at 7:35pm.

APPROVAL OF MINUTES

Motion to approve minutes from July 11, 2006 meeting seconded and approved unanimously.

MANAGEMENT REPORT

Irrigation System- There was intermittent service that was caused by a damaged time clock. Clock has been repaired and system is operational. While clock was not functioning, Lipinski operated system manually. System will be winterized by November 1, 2006.

Transition Study- Falcon engineering selected 28 homes to participate in study and survey. 19 homes responded. Study focused on roofs and basements for code compliance. Study has been completed and results will be reported. Board & Attorney will review results to determine if Association or Developer is responsible for deficiencies.

Painting Proposals- Board has approved some homes to be refurbished. Budget will determine how many. Homes that were selected have been notified. Homeowner asked why each block is not done at once. Due to budget constraints, only a limited amount of homes can be done at a time. Arc Committee walked T1 & T2 to determine which units required painting. HO's will be contacted by the contractor to schedule appointments. Next year another group of homes will be painted. HO's asked if rotting wood would be replaced as well. Board advised that it was not in the contract, but if needed would be decided on a case-by-case basis.

Sinkholes- Beazer has been attempting to repair sinkholes. Some have been caused by broken irrigation lines. Homeowners are asked to contact Dan at Target to report sinkholes on property and Beazer will be notified.

PRESIDENT'S REPORT

President thanked all of the committee members for a job well done. Also, asked homeowners to get involved with the association and committees. President informed homeowners that the board is actively dealing with Beazer regarding the deficit.

TREASURER'S REPORT

Treasurer reported that the only line on the budget that is concerning is Snow Removal. Seven homeowners have been sent to collections for fines, late fees, etc. 3 HO have been sent to collections for maintenance fees being past due.

ARC COMMITTEE

There were no meetings in August or September. Next meeting, October 26, 2006. Committee advised homeowners that ARC approvals for storm doors go through more quickly than other ARC applications. Guidelines for compliant storm doors are listed on the website. HO will be notified of approval from Target.

175 E. Country Club Drive & 58 Cypress Point have not received approval for storm doors. Management will investigate to determine the status of those applications.

LANDSCAPING COMMITTEE

Michael Roberts reported to HO that rules have been established regarding plantings and other landscaping changes. The Landscaping Committee is in line with the ARC Committee. Plans must be submitted for approval. Developer walked property last month. Beazer and Lipinski will take care of dead trees in T4 & flooding from irrigation. They should be taken care of by the spring.

November 18, 2006 is next scheduled clean up.

Committee will monitor Lipinski more closely to ensure they are performing per their contract.

172 E. Country Club Dr requested that Lipinski stay away from their property. Their sprinkler didn't work for three weeks. HO advised to write a letter to Target. Board explained that several HO's had problems with their sprinklers due to the broken clock. Board did their best to have matter fixed as quickly as possible.

When planting trees, a HO must not plant a tree higher than 6 ft outside of the white fence area. It is the HO's responsibility to trim.

RULES COMMITTEE

No outstanding issues. All are invited to participate.

SOCIAL COMMITTEE

Block party was cancelled due to lack of interest. Committee feels it no longer serves a purpose and is dissolving effective January 1, 2007. Thank you to Linda Mazar.

OLD BUSINESS

Sinkholes- Status discussed during Management Report.

Irrigation System- Father Nature, Lipinski, Beazer, Members of the Board & Target walked the property to inspect irrigation system before turning over to Lipinski. Goal is to be able to water every home. Priority is to eliminate problems before next spring.

Falcon Engineering- Should have deficiency report in about a month. HO's will be advised. 10% response is standard to get a good sample for inspection. Each phase is represented in the study and Falcon was satisfied with response.

NEW BUSINESS

2007 BUDGET

General- 2007 is the first year the Association will collect dues from all 203 units. Several items are fixed costs, 60% of budget is variable. If money is not spent it can carry over to next year's budget.

Capital Reserve- Every new HO pays \$300 into Capital reserve when they settle on a property. The biggest budgetary concern is increasing the Capital Reserve balance. Balance is \$38K now, but should be \$120K. In 16 years, the property will need major repairs such as new roofs. Cost at that time will be approximately \$18K per unit to replace roof. There should be \$1M in reserve account in 16 years. Reserve has been under funded by 50% for last five years. According to calculations, Deerwood should be able to make up for those deficiencies. Our attorney is working toward that end.

Website- Board felt it was necessary to build a website that they had exclusive control over. Board will be able to post information and make changes more quickly. Information regarding snow removal and other topics can be posted immediately. Board believes the expense is worth it. Board reminded HO's that US Mail is still the official form of communication at Deerwood.

Snowfall- Snowfall budget is often spent early in the year and forces DCE to borrow funds from the reserve. Cost per inch is the only thing negotiable in snow removal contract. Each HO currently pays about \$375 towards snow removal for the entire season. Several HO's expressed dissatisfaction with snow removal. HO asked if snowfall is low and money is left over, if it can carry over to next year. Management advised that it must be done by resolution.

Dues Increase- Dues will be increased to \$125 per month in 2007. \$20 will go to Capital Reserve, \$5 will go toward other line items.

Audit of Capital Reserve- Board requested audit of capital reserve. Accountant sent a letter to Beazer informing them that they owed Deerwood \$8000.

SAVE THE DATES

Clean-ups- Clean-ups have been scheduled for November 18, February 10 & April 21. All are invited to volunteer.

HOMEOWNER CONCERNS

Decks- Some decks are starting to peel. Is this being considered for repair budget? HO informed that it is either a HO or Beazer responsibility. If construction defects, Beazer is responsible.

Debbie Cavanaugh, 75 Cypress - Would like to hang a U.S. Marine flag as well as an American flag. Board advised her of one flag limit. She has a right to appeal. Also concerned about neighbor's large German Sheppard who is kept in the garage and barks frequently. Neighbor walks dog around building and behind her property. HO informed she should write a formal complaint to Target as well as the Township.

Connie Solice, Cypress- Requests that Target send out letter reminding everyone to clean up after their pet. Specific circumstances should be reported to Target w/ HO name if possible.

Donovan Leach, 62 Cypress- Would like to know status of tarnished light fixtures. Arc Committee approved light fixtures that are slightly longer and have beveled glass. From a distance they look very similar to existing fixture. List of retailers will be provided. Looking into getting discount for bulk order. HO pays for new light.

Al Thompson, 41 St. Andrews Ct- Rain is pooling up to the left of his mailbox. In cold weather the area ices over. HO requests that areas around mailboxes be salted heavily.

Speeding on E. Country Club Dr- Street has not been turned over to Township yet, so can't be monitored by police.

Tanya, 60 Cypress- Would like Board to take into consideration how many other contracts a snow removal vendor has before signing contract. Can they handle Deerwood?

Lipinski- Several HO's said that Lipinski is not weeding every other week per their contract. Board asked that Target & the Landscaping Committee be notified.

56 Cypress- Further investigation about property being rented. Target sent a letter to 56 Cypress. The only way the Board will know if a unit is being rented is if the HO informs Target.

ELECTION MEETING

The next meeting will be an election meeting. Date has yet to be determined. All are invited to participate. An election cannot be held without a quorum.

MEETING ADJOURNMENT -Meeting was adjourned at 9:25 pm.

