

**DEERWOOD COUNTRY CLUB ESTATES  
HOMEOWNER'S ASSOCIATION  
Election Meeting Minutes  
January 11, 2007, 7:30pm at Clubhouse**

**ROLL CALL**

Lenny Rankin- President	PRESENT
Dennis Mazar- Vice President	PRESENT
Jim Palmieri- Treasurer	PRESENT
Howard Josephson- Trustee	PRESENT
Patricia Metoyer- Secretary	PRESENT
Carri Alper- President of Target Property Management	PRESENT
Dan Licardo- Property Manager of Deerwood	PRESENT

**CALL TO ORDER**

Meeting was called to order @ 7:35 pm.

Doug Scalice has stepped down from the Board, as per note received by the Board. The Board wanted to interview two homeowners who showed an interest in being on the Board. One homeowner declined the invitation and Patricia was interviewed and as per the bylaws was appointed to fill the Secretary's position.

**ELECTION PROCESS**

**Proof of Notice** - Motion to waive proof of notice and seconded.

Two (2) volunteers to tabulate votes which consist of; Two (2) Homeowners, One (1) Management team

At this time, there are only two (2) nominees placed on the ballot, they are incumbents Lenny Rankin (President) and Dennis Mazar (V. President) any other candidates could be nominated from the floor. No additional nominations were made. Proxy's were accepted at this time and must be verified.

Ballots were distributed.

Statement from both Lenny Rankin (President) and Dennis Mazar (V. President) both state; it has been both an honor and pleasure to serve on this board, we have accomplished a great deal such as working with property manager & during the transition. We both will continue to maintain the integrity of the community. Everyone would like to continue building and keeping the beauty and value of this community. *Votes being tabulated:*

Proxies are certified with one (1) invalid.

It was determined that only (45) votes needed, and there are a total of 30 votes counted. A method will be determined to get the additional votes needed. The votes received will still be valid and added to any additional votes to make the election official.

**Election Meeting - Adjourned**

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**Regular meeting to Called to Order**

**APPROVAL OF MINUTES**

Motion to accept and approve as submitted, minutes from April 11, 2006 last Annual Election Meeting to be accepted as submitted motion, Dennis Mazar, seconded by Howard Josephson

**MANAGEMENT REPORT:**

First item (Dan Licardo): Board concerns:

**Transition Study- update:**

1st item update: Board concerns- Falcon Engineering performed two (2) phases of work involved in completing the transition study they are approx. three (3) weeks away from presenting complete report to the board. A through inspection of the interior of approx. (19) homes has been completed and was followed by roofs and drainage areas of grounds through out community. This report will be presented to the Board for review, then if necessary the HOA attorney, prior to reviewing with Beazer Homes for any recommended corrections and/or deficiencies.

**Painting Project -update**

Completed as per contractor, 1st phase Front doors and Trim of approx. 20 homes. Management forwarded forms to said owners of (20) homes for opinion(s). Only 7 responses were received to date, one (1) of which stated work never performed, two (2) totally satisfied and (4) with various minor complaints. It is important to have all homeowners respond to mgt. Any additional homeowners that have not sent said forms should do so immediately.

**Grounds** - Lipinski for landscape issues has completed trimming of all grasses and conducted additional lawn cutting due to good weather late in the year including weeding during fall cleanup.

**President comment -update**

Reference to Painting, approx 20 homes, in which two (2) have not been completed not conducted by building could Target contact follow up on the two (2) residences that were not painted due to being invoiced for 20 homes will need telephone numbers from residences for follow up.

**Snow Policy:**

Father Nature was contracted last year by Township to plow streets, however, arrangement for this winter has been changed as follows: All main street plowing will be performed by Township vehicles and side streets still contracted by Father Nature. Procedure for snow removal is dictated by Township policy. This policy applies to all other streets in Westhampton and actual procedure is posted on your community website [www.deerwoodcarragehomes.org](http://www.deerwoodcarragehomes.org). Any comments or concerns on Township and/or Snow removal policies please visit website.

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**TREASURER'S REPORT**

Jim Palmieri- Will not have final numbers until all of December bills are paid

**2007 BUDGET**

Currently: Good news - \$4,800 ahead of budget, \$7,000 over spent for snow removal for the year, however, \$5,000 unpaid H.O. dues, not including fines associated dues, three (3) properties that were subject to liens placed on homes

**Capital Reserve**

**Reserve Fund-** Currently at \$52,000; Referenced to October's budget meeting, must build it up in 17 years to 1.1 million

**Dues Increase**

Based on research study dues would be increased by \$25.00, we are approx. \$7,000 short of where we need to be. Currently we are in good financial condition.

**Coupons** *update-*

Dan Licardo - Coupons sent out very late, per printing company coupons were mailed out on December 27, 2006. Residents can still send in their payment/checks to: Target Property Mgt. Provided that their address is on checks (payment) in order to post payment properly. Mailing address Deerwood Country Club Association C/O Target Property Management, 733 East Route 70. Suite 407, Marlton, NJ 08053

**ARC COMMITTEE**

Monica Palmieri - Nothing new to report. Committee has not met in the last two months however, no major issues/concerns to report, meeting is scheduled for January 23, 2007, based on any applications received, finally committee is looking for new members to join.

**LANDSCAPE COMMITTEE**

Mike - In reference to winter problems, committee will work more closely with Lipinski landscape and committee is looking for new members.

**RULES COMMITTEE**

Mike- Committee has not met recently, tentative meeting planned on/or about January/February 2007, committee looking for members, Andrea Gibbins has expressed interest

**OLD BUSINESS-**

Dan Licardo will follow up with Falcon Engineering, and give update at next Regular Meeting. ARC committee and Board walked property to determined properties in T1 & T2 with the highest needs for painting. More properties will be addressed by spring. T3 properties start/completion project will be conducted on/or about end/early 2008. Will have follow up report at next Regular Homeowner's meeting.

**NEW BUSINESS**

Board received letter in reference to T-4 neighborhood "skate boarders" (noise). Target Property Mgt. will contact the Township and Rules Committee to ascertain appropriate bylaws to prevent these actions. Management will present findings at HO meeting, not limited to and including Township, Bylaws and Rules committee of all findings.

**MEETING ADJOURNED**

Meeting was adjourned at 8:45 pm.