

Deer Hollow Homeowners' Association, Inc.

Board of Directors' Meeting

March 3, 2025 - 6:30 p.m.

Restoration Fellowship Church, Oasis Room

5614 Richardson Road, Sarasota, FL 34232

1. **Call the Board of Directors' meeting to order, establish a quorum (attendance) & procedure:** The meeting was called to order at 6:30 p.m. by John Beiler and a quorum was established. The Board of Directors in attendance: John Beiler, President; Eric Williams, Vice President; Laurine Heal, Secretary; John Hefflefinger, Member at Large, and Brittany Polston of Sentry Management
2. **Approval of Minutes** – John Beiler made a motion that we approve the minutes of January 6, 2025. Eric Williams seconded the motion, and John Hefflefinger and Laurine Heal voted yes.
3. **Manager's Report** – Brittany Polston had previously submitted a Board Packet to the Board of Directors.
4. **Old Business**
 - A. Fences behind Covington Way – Wooden Fence – Update by T. J. Hurley of Code Enforcement – Mr. Hurley gave a report on the fence that separates Deer Hollow and Halston Apartments. He explained what is required of the apartments and the options for repairing/replacing the fence that they are required to have, and he explained what the possible consequences could be if not put into compliance. He provided literature to the residents present on what the County has to offer.
 - B. Vinyl Fence behind Covington Way – Update by Brittany Polston – A portion of the vinyl fence which San Palermo has installed is the responsibility of Halston to maintain.
 - C. Encroachment into Preserve C –No Update– Brittany will give information to Board on March 4, 2025.
 - D. Corporate Transparency Act – As far as Sentry Management knows the Corporate Transparency Act is still in effect.
5. **New Business**
 - A. ARC requests for approval - John Beiler made a motion that we approve the following ARC Modification Requests (Lot #88 (Flag post), Lot #113 (Outdoor Playset), Lot #191 (Wrought iron/ wooden fence), Lot #290 (Exterior Paint), (Lot #511 (Roof). John Hefflefinger seconded the motion and Eric Williams and Laurine Heal voted yes. John Beiler made a motion that the ARC for Lot #342 was officially “not accepted.” Eric Williams seconded the motion and John Hefflefinger and Laurine Heal voted yes.
 - B. Fines for approval to go to Fining Committee – A motion was made by Laurine Heal that the following fines be submitted to the Fining Committee for their meeting on April 7, 2025. John Hefflefinger seconded the motion and John Beiler and Eric Williams voted yes - Lot #10, Lot #11, Lot #184.
 - C. Approve Lisa Bender as member of Fining Committee – Laurine Heal made a motion that we accept Lisa Bender as a member of the Fining Committee and approve Joe Borome as an alternate member. John Beiler seconded the motion and Eric Williams and John Hefflefinger voted yes.
 - D. Community Garage Sale – Saturday, March 15, 2025
6. **Owner Comments** Some of the comments were regarding trees on property, trash bins, and cars blocking the driveway.

7. **Next Meeting** – Annual Meeting – Monday, April 7, 2025.
8. **Adjournment** – John Beiler made a motion to adjourn the meeting at 7:30 p.m. John Hefflefinger seconded the motion, and Eric Williams and Laurine Heal voted yes.
9. Following the meeting adjournment, the Fining Committee convened to review the fines sent by the Board of Directors. The fines (Lot #7 & Lot #530) were approved.

Respectfully Submitted,

Laurine Heal

Secretary