

Deer Hollow Homeowners' Association, Inc.

Board of Directors' Meeting

June 2, 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 Eric Williams and a quorum was established. The Board of Directors in attendance: Eric Williams, Vice President; Laurine Heal, Secretary; John Hefflefinger, Member at Large, and Brittany Polston of Sentry Management
2. **Approval of Minutes** – John Hefflefinger made a motion that we approve the minutes of March 3, 2025. Laurine Heal seconded the motion and Eric Williams voted yes.
3. **Manager's Report** – Brittany Polston had previously submitted a Board Packet to the Board of Directors. She indicated that the new vinyl fence separating the Halston Apartments and Deer Hollow had been installed.
4. **President's Report** – Eric Williams reported that the sheriff had been called on a vehicle that was parked in the parking area of the playground for days with a lot of activity around it. There was an arrest made. It was recommended that a Towing sign be made up and placed in the parking area of the playground. Cars parking on the grass in the common area near the preserve will be addressed.
5. **Old Business**
 - A. Encroachment into Preserve C – Approval of letter sent to residents who encroached in preserve. Brittany Polston stated that the letters had already been sent, and she will confirm this and get back to the Board of Directors and to also confirm that one of the residents who encroached has paid the fee.
 - B. Foreclosures - #99, #530, #90 – Some of the owners that were in foreclosures were discussed. A motion was made by Laurine Heal that we send to the attorney the information on Lot #530 and Lot #90 to file a claim of lien. John Hefflefinger seconded the motion and Eric Williams voted yes.
 - C. Deer Hollow VI – Has their portion of the upkeep of the lake been paid? Brittany Polston will check this.
6. **New Business**
 - A. ARC requests for approval – Eric Williams made a motion that we approve the following ARC Modification Requests. John Hefflefinger seconded the motion and Laurine Heal voted yes. Lot #22 (Siding/soffit/fascia), Lot #25 (Gable/siding), Lot #48 (Siding), Lot #119 (Fence), Lot #162 (Roof/exterior paint), Lot #165 (Windows), Lot #167 (Driveway), Lot #169 (Roof), Lot #172 (Shutters), Lot #174 (Windows), Lot #197 (Chain linked fence), Lot #206 (Garage door), Lot #269 (Roof), Lot #288 (Windows), Lot #290 (Replace board/porch), Lot #308 (Fence), Lot #309 (Windows), Lot #339 (Roof), Lot #362 (Roof), Lot #395 (Windows), Lot #505 (Screen door), Lot #507 (Apron/repair dw), Lot #510 (Exterior Paint), Lot #549 (Fence/trash, Paint)

- B. Fines for approval to go to Fining Committee – A motion was made by Eric Williams that the following fines be submitted to the Fining Committee for their meeting on July 7, 2025. John Hefflefinger seconded the motion and Laurine Heal voted yes – Lot #98, Lot #360, Lot# 543, Lot #544, Lot #530
 - C. Traffic Calming Device – 17th Street Entrance – John Hefflefinger made a motion that we proceed with the Traffic Calming Device to be installed on 17th Street. Eric William seconded the motion and Laurine Heal voted yes.
 - D. Follow Up - #503, #154, 1A0149 – These involved a roof that needed repair, and a fence that was improperly installed. Brittany Polston will follow up on these parcels.
 - E. Vendors have not received their checks in over a month. Brittany Polston will research this.
 - F. Grant for sod for the common areas. Brittany Polston will submit the application, and Eric Williams will attend the sessions.
 - G. Street flooding on Deer Hollow Blvd. between Covington Way and Fawnwood Circle was discussed. County has been called.
7. **Owner Comments** Some of the comments were regarding fences, change of address, and estoppel.
8. **Next Meeting** – Meeting – Monday, July 7, 2025.
9. **Adjournment** – Laurine Heal made a motion to adjourn the meeting at 7:22 p.m. Eric Williams seconded the motion, and John Hefflefinger voted yes.
10. Following the meeting adjournment, the Fining Committee convened to review the fines sent by the Board of Directors. The fines (Lot #10, Lot #11 & Lot #184) were approved.

Respectfully Submitted,

Laurine Heal

Secretary