

DEER HOLLOW HOMEOWNERS' ASSOCIATION, INC
BOARD OF DIRECTOR'S MEETING
OCTOBER 6, 2025
www.mydeerhollow.com

MEETING MINUTES

Attendees - John Hefflefinger, Treasurer/Secretary; Lawrence (Larry) Woldman, Director; & Brittany Polston of Sentry Management.

Quorum certified and the meeting was called to order by Larry Woldman at 6:30pm at the Restoration Fellowship Church, The Oasis Room at 5614 Richardson Road Sarasota FL 23432.

The meeting notice was in accordance with statutory requirements.

Larry Woldman made a motion to accept the minutes from September 8 2025 and John Hefflefinger seconded the motion. Passed unanimously.

President John Beiler was not in attendance for the president's report.
The manager's report was submitted in writing by Brittany Polston.

New Business - establishment of a Compliance Committee was tabled for a future meeting.
John Hefflefinger made a motion to appoint Larry Woldman to the position of President - which was voted in favor and passed unanimously.

Larry Woldman made several motions appointing Michael McLean as VP, Joe Barome as Secretary, Lisa Bender as Treasurer, that were all second by John Hefflefinger, and passed unanimously.

Larry Woldman made a motion to appoint Yuri Guimoye to the board as Director and waived the violation fees on his account. Passed unanimously.

Larry Woldman made a motion that was second by Joe Barome to accept John Hefflefinger's resignation from the board and appoint him to the Hearing Committee just for the meeting following later tonight. Passed unanimously.

Larry Woldman also motioned for the resignations of President - John Bieler, and Secretary - Laurine Heal to be accepted by the board. Seconded by Joe Barome and passed unanimously.

Larry Woldman made a motion, seconded by Mike McLean to approve the ARC as submitted for;

- 5818 Coventon Way - Exterior Doors
- 1645 Deer Hollow Blvd - Exterior paint
- 1655 Deer Hollow PL - Trash Bin Vinyl
- 5761 Deer Hollow Tr - Exterior paint
- 1718 Nelda Ln - Exterior Paint

Each director present voted in favor - passed unanimously.

Fines for approval to go to the Hearing Committee, This will be discussed at the next board meeting.

Larry Woldman motioned, Mike McLean seconded, to adopt the budget of \$218,940.00 with the annual assessment of \$534.00 per lot. Each director present voted in favor, the motion passed unanimously.

Larry Woldman motioned, Mike McLean seconded to terminate Sentry Management as of October 31 2025 and all directors present voted in favor, motion passed unanimously.

Larry Woldman motioned, Mike McLean seconded, to hire York Management Inc to manage the association and to bring on a new local bank and be additional signatory for said bank, effective November 1, 2025. Each director present voted in favor and the motion passed unanimously.

Larry Woldman motioned, Joe Barome seconded the motion to hire Becker & Poliakoff as the new law firm to represent Deer Hollow. All directors present voted in favor and passed unanimously.

Larry Woldman motioned, Joe Barome seconded to approve the quote as presented by Native Stump Grind for tree trimming for \$200.00 per tree and approximately 20 trees will be trimmed. They will start at Bay Hill Cir and Nelda Ln. Each director present voted in favor and the motion passed unanimously.

Next meeting November 3, 2025 - location TBA

Larry Woldman motioned, Joe Baron seconded to adjourn the meeting at 7;14PM Each director present voted in favor and the motion passed unanimously.