

Deerfield Village Community Association
REGULAR BOARD MEETING – Teleconference
Monday, November 23, 2020
7:00 PM

Dial-in Number (646) 749-3112 Access Code: 851-166-757

The regular meeting of the Board of Trustees of the Deerfield Village Community Association was held at the community center; however, all committee members attended via conference call in order to maintain social distancing guidelines. The dial-in number and access code were provided for all Board Trustees, Committee Members and Residents in the published meeting agenda. President Eric Toureilles called the meeting to order at 7:02 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice President), Kristine Spiller (Secretary), Terry Gray (Treasurer), Jason Nace, Bill Potscavage, John DeVine, and John Murphy.

I. DETERMINATION OF QUARUM (6 required)

Eric determined there was a quorum. Trustees introduced themselves to the attendees listening.

II. APPROVAL OF MINUTES

A. After a review of the October Special Minutes, Bill motioned to approve as submitted by Kristine. The motion was seconded by John DeVine and passed unanimously.

B. Resident John Hopko asked the Board to change to minutes stating that he asked why we are advertising that there is a majority of members when it is not the case. This was not in the October meeting, but the September meeting. Eric asked him to submit a request for corrections. Brent said his name was misspelled under the approval of minutes. Brent also mentioned the misspelling of Boot Camp and it was corrected. Terry Gray motioned to approve the October 26th Board Meeting minutes with corrections by Brent. The motion was seconded by John DeVine and passed unanimously.

III. RESIDENTIAL INQUIRIES

None

IV. PRESIDENT'S REPORT

A. A resident approached Eric regarding difficulty making assessment payment due to death of spouse. Eric said he would take care of the payment and asked the Men's Group to provide food for Thanksgiving.

B. Fence committee has presented all info. Board is hesitant to approve due to financial strain. Board is exploring financial possibilities and is not moving forward until is resolved.

C. Eric wished everyone a happy thanksgiving and stated there is no meeting in Dec.

V. MANAGER'S REPORT

- A. Office processed 11 AAs
- B. Working on payment plans for assessments.
- C. Make corrections/fixes of lights off of patio homes.

VI. STANDING COMMITTEE REPORTS – (Including Funding Requests and Board Authorizations)

A. Community Services Committee

- 1. Annex work
 - a) Repainted recently
 - b) Flooring bids (3), prepared to put in funding request, but understood to wait until after the first of the year to evaluate funds, which would be about \$9,000
- 2. Lighting issues
 - a) Budget allows for improving lights by using LEDs
 - (1) Mailboxes in patio homes needs more light for safety
- 3. 2021 mosquito control treatment and spraying
 - a) Based on expert recommendations, recommend stopping weekly spraying unless required in leu of alternative treatments
 - b) Eric suggests communicating in newsletter to inform residents

B. Landscape Committee

- 1. 2021 tree trimming proposal
 - a) Finance committee reviewed and would approve \$16,000 and not the \$20,000 initially and hold on the balance until later if still needed (approving separately)
 - b) Terry motioned, 2nd by John Murphy, motion carries unanimously

C. Security Committee

- 1. Uptick in reports. Not sure if an anomaly or not, but concerning. Crimes are becoming more bold instead of crimes of opportunity (ringing doorbells, peeking into windows, mailbox vandalization). Not just Deerfield, but county-wide, possibly due to COVID.
 - a) John Murphy suggested a safety townhall post-COVID
- 2. Reinstate a Neighborhood Watch program
 - a) Eric stating reminding residents that everybody is responsible for watching and notifying SEAL.
- 3. Improve security communications to residents (text messaging bursts, etc)
 - a) Who would be responsible for initiating the bursts (DVCA, SEAL)
- 4. Will have SEAL contract to approve early December. May require a special board meeting to approve.

D. Tennis Committee

- 1. Proposal for painting fence poles in Jan. 2021
 - a) Already slated for approval in Jan/Feb 2021 once assessments

- b) Painting service indicated would bill in March for painting in Jan. Otherwise will be painting in May/June.
- c) Eric asked if there was a pressing need was. Working around ladies' league. Mark says no pressing need for Jan. Funds are already in account 4072.
- d) Finance committee says they don't want to make financial commitments until next year and advocates delay since lack of painting does not impaired playing.

E. Recreation Committee & YES Subcommittee

- 1. YES – proposal for slide/snow party – Dec 2020
 - a) Would recommend not having food/drink and Santa due to COVID
 - b) Eric recommends sticking to what DVCA normally does (2 piles of snow)
 - c) Terry motions to approve expenditure up to \$2,400. Eric seconded. Approved unanimously.

F. Deeds Committee

- 1. 11 AAs submitted
- 2. Still reviewing guidelines submitted. Goal to finish by 1Q21 (Feb)
- 3. Appeal fence design to board
 - a) Resident is willing to lower fence height to 6.5'
 - b) Deeds committee has asked resident to submit an AA with vertical boards instead of horizontal and paint the metal black like rot iron.
 - c) Board cannot appeal the initial Deeds' decision as it is not harmonious with rest of neighborhood, but would support Deed's recommendations of changes.

G. Financial Services Committee

- 1. Under budget by \$45k.
- 2. Collections are 7/10 below 2019.
- 3. Payment plans for 2021 are coming in
- 4. 2020:
 - a) 32 payments
 - b) 26 paid in full
 - c) 3 are not but have letters sent
 - d) 9 attorney referrals in progress

H. Swimming Pool Committee

- 1. AB contract will need approval in Dec.
- 2. Annual polar bear swim on Jan. 1 at 1:00 PM

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

A. Election Committee Selection:

1. Terry Grey – Chair
2. Allan Vera – Vice Chair
3. John Murphy - Committee Member
4. Bruce Bot or Deborah - Observer
5. Cat – Administrator

a) Eric motioned to approve selection, seconded by Brent, unanimously approved. Proposed members to be asked to consent.

B. Resident Mr. Hopko request to address the Board

1. States restrictive covenances in Patio Home section referring to common area is described. The perimeter homes are not common property. The HOA is not allowed to assume the duty of care of fence. It is unlawful to charge interior residents for perimeter fence, and that the proposed fee constitutes a tax.
2. Claims DVCA board is administering propaganda to influence legislation (not being transparent). Says propaganda refers to the number of votes for approval of the fence in recent election, that it does not reflect actual member count. Under sect. 209, you need 2/3 majority. Claims any monies spent on fence thus far is not authorized due to lack of majority.
3. Eric stated that the Board believes they are behaving in an honest, ethical, and transparent way. Currently, fence might not look financially viable; however, if things changed, a secondary vote would take place.
4. Mr. Hopko claimed the website has not been updated since February, residents are not being informed. Eric said website was updated in August with new information.
5. Claims that DVCA is trying to expand common property. Eric disagrees and states fence property is an easement.
6. Asks for Board to re-read Community Charge document and Section 209. Provided document.

IX. EXECUTIVE SESSION – (Property discussions, referrals, and personnel)

Eric motioned to move to executive session, Bill seconded. Unanimous decision. Executive session began at 9:24 PM. Executive session ended at 10:19 PM

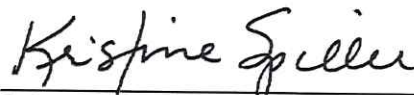
House A: Motion to pre-approve attorney letter, if needed made by Bill. It was seconded by Brent. Approved unanimously.

House B: Eric will refer back to Deeds to proceed as normal.

House C: Motion to grant a temporary variance until decision is made on fence project (if fence project fails, fence color will have to be changed to cedar or clear) made by Bill, seconded by Terry. Approved unanimously.

X. ADJOURNMENT

Motion to adjourn at 10:23 PM by Terry. Seconded by Bill. Approved unanimously.



Submitted by: Kristine Spiller
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President