

Deerfield Village Community Association

REGULAR BOARD MEETING – Teleconference

Monday, January 25, 2021

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 7:04 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice President), Kristine Spiller (Secretary), Terry Gray (Treasurer), Jason Nace, Bill Potscavage, and John Murphy. John Devine was late to the call.

I. DETERMINATION OF QUARUM (6 required)

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

II. APPROVAL OF MINUTES

After a review of the November Minutes, Terry motioned to approve as submitted by Kristine. The motion was seconded by Jason and passed unanimously.

III. RESIDENTIAL INQUIRIES

A. Wanted to know of notifications regarding break-ins. Seemed neighbors had more info than SEAL.

1. Email blast was sent to residents and on Next Door regarding the situation. The two perpetrators, which appear to be adult children of residents, were caught, but made bail. Residents need to be vigilant, included link to pictures of mug shots and description of vehicle as incidents appear to still be happening.

IV. PRESIDENT'S REPORT

- A. Focus right now is how to proceed with fence issue.
- B. Nothing heard regarding mail-box from post office.

V. MANAGER'S REPORT

- A. Office processing 11 AAs
- B. Working on payment plans for assessments.
- C. Make corrections/fixes of lights off in the patio homes.
- D. Office had power outage on Friday, but back up.
- E. SAYOR for 2021 applications will be taken.
- F. Residents are using the book exchange.

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

A. Community Services Committee

1. Annex flooring proposal
 - a) Hold-over from 2020.
 - b) 3 bids obtained.
 - c) Reserve of \$9,000 for flooring
 - d) Recommended bid is from \$9,540.00 – M.V Construction.
 - e) Finance committee strongly suggests putting projects off until Feb. to see what assessment collections are.
2. LED light fixtures proposal
 - a) 18 greenbelt light fixtures need to be replaced with LEDs due to savings and security.
 - b) Terry made a motion to accept this proposal, Eric seconded. Motion passed unanimously.

B. Security Committee

1. Approval of 2021 Officers. Eric made a motion to approve Glenn as chair and Phillip as vice-chair. Jason seconded. Motion passes unanimously.
2. SEAL contract renewal is now in place.

C. Deeds Committee

1. 11 AAs submitted.
2. Still reviewing guidelines submitted. Goal to finish by 1Q21 (Feb)
3. Appeal of attorney fees by resident
 - a) Says he has accommodated deeds requests. Deeds denies this. Property has been sold with violation in place.
 - b) Charge of \$500 was put on his property without warning.
 - c) Says he has contacted the office manager many times with no response. Threatened lawsuit against DVCA.
 - d) Board did not entertain a motion to appeal fees.
4. Officers will be elected in Feb.

D. Financial Services Committee

1. 2020 finished under budget by \$54k.
2. Collections rate for the year was 97.9%. Unencumbered cash has improved by \$17k (\$95k).
3. Payment plans for 2021 are coming in: 30 plans in place.
4. Approval of 2021 officers: Bill is chair, no co-chair. Eric motioned to approve Bill as chair, Terry seconded. Motion passed unanimously.

E. Swimming Pool Committee

1. Will vote for officers in Feb.
2. Pre-season walk through will be last weekend in Jan.
3. Working with swim team on tentative schedule.

F. Landscape Committee

- a) Election of officers will be held in Feb.

G. Tennis Committee

- a) No meeting in Jan.
- b) Election of officers will be held in Feb.

H. Recreation Committee & YES Subcommittee

1. Events have been cancelled until maybe end of March.
2. Alternate date of garage sale to April 10, if not possible in March.
3. Easter egg hunt at end of March.
4. Men's group has book exchange up and is being used. Horseshoe pitch is up. New picnic table has been installed.
5. Christmas lights need to come down. Will be taken down on 1/28.

I. Election Committee

1. Set schedule to match pre-COVID times: election will occur week of March 23rd. Completing on March 27th.
2. Will meet again in Feb.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

- A. Glenn had concerns regarding fence election: ballot language is unclear. See Amendment 1 attached.
- B. Resident Mr. Hopko request to address the Board and read letter attached.
- C. Modify fence Charter developed by Eric
 1. Charter regarding a vote conflicts with its governing documents, and Eric proposed language that refers back to those documents.
 2. Terry makes a motion to accept changes, Bill seconded. Motion passes unanimously.

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

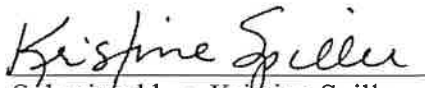
Eric motioned to move to executive session, Bill seconded. Unanimous decision.
Executive session began at 8:52 PM. Executive session ended at 9:29 PM


1. Eric was instructed to forward Mr. Hopko's letter to the D&O attorney.
2. Eric confirmed that a Special Meeting with ¼ of the members in attendance constitutes a quorum. Proxy votes applies to a quorum. Fifteen (15) days public notice must be posted. Voting. Eric motioned to hold the Special meeting of the Members on February 17th, as approved in the email discussion in January. A second was made by Brent. Kristine suggested obtaining votes from missing members after the votes have been cast to obtain as close to 100% of members' votes as possible. Motion passed unanimously.

3. It was agreed that signage should be put in place at rec center stating hours of operation (7am - 10:30 pm).

X. ADJOURNMENT

Motion to adjourn at 9:29 PM by Bill. Seconded by Eric. Approved unanimously.


Submitted by: Kristine Spiller
DVCA Secretary


Accepted by: Eric Toureilles
DVCA President

AMENDMENT I

Concerns about the Fence and Fence Vote

Fence Vote and Ballot

1. Ballot is very confusing as to what we are voting on.
 - Describes vote as “My vote for the 2021 Proposed \$85 Special Assessment”
 - Then mixes voting for the Special Assessment and support for the Fence Project, and
 - Voting in Against the Fence Project
 - Seems to be more of a vote about the Fence project than the Special Assessment
2. Ballot is poorly written and not clear on what is really happening on the assessment
 - Describes a one time \$85 special assessment for the fence
 - Implying a one time fee
 - Then describes that the remaining cost will be paid from future annual assessments
 - But does not say that the \$85 cost or more will continue for the future
 - This is really a vote for \$85 or more to be charged for the fence continuously for the future
 - That is really pretty deceptive
 - Fence tab home page has been updated to say **Vote for a special assessment of \$85 per year to move forward with the fence. Special Meeting Information Project Capital costs is \$1,010,000 and maintenance and insurance will be just under \$10K per year.**
 - Special Assessment can only be for one year – not multiple
3. Voting process takes us back to the illegal process we were using a few years back before we developed the great process we use now for Trustee elections that ensure the integrity of the vote
 - There is no way described to ensure the integrity which is what the issue was a few years ago and why we created the new process
 - There is no way to validate that a member is in attendance or is voting

Fence Project concerns

1. Details communicated to Members are not very complete
 - How we are paying for the \$1,010,000 costs – not described in letter
 - Understand that
 - \$710K loan at 4.06% for 20 years – approx. \$52,000 year payment
 - Exceeding the FC Nov recommendation to not pay more than \$43,500 annually
 - \$225K from the reserves - with no plan to refund those reserves
 - \$75K from the MUD - but MUD has not formally committed
 - \$85+ assessment is not one time but an annual fee and pushing the CPI assessment cap
 - Which will impact any future plans or requirements
 - Scope of the fence is not described
 - not the full perimeter – Patio homes along Clay not included
 - Cleaning Costs have not been addressed
 - $12,400 \times 8 \times 2 = 198,400$ sq foot – call it 200,000 sq ft
 - Avg cost for power wash – 34 cents/sq ft - \$67K per washing
2. Not paying attention to recommendations from other DVCA Committees
 - Deeds and Security Committee – recommended full perimeter including Clay Road Patio homes
 - Finance Committee recommendations

- Nov- balance the budget over the next 3 years by \$30 increase per year – not possible
- Nov – max loan DVCA can handle is 450K @5.25% for 20 years – approx. \$43,500/year
 - Current plan is for \$52,000 per year