

**Deerfield Village Community Association**  
**REGULAR BOARD MEETING – Teleconference**  
**Monday, February 22, 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 7:00 PM.

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

**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 January minutes, Brent motioned to approve as submitted by Kristine. The motion was seconded by Terry 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.     Thanks to residents who helped during the snow/ice event.
- B.     Announce results of meeting of the members.
  1.     For: 408
  2.     Against: 50
  3.     Update on assessments by Terry: highest rate of collections in 5 years. 37 payment plans. Encouraging news.

**V.     MANAGER'S REPORT**

- A.     Office processing 12 AAs
- B.     Working on payment plans for assessments getting processed.
- C.     Trying to move mailbox.
- D.     Office had power outage and a few pipe breaks.

1. Damage to clubhouse from pipe break: water in meeting room due to resident turning water back on prematurely.

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

A. Community Services Committee

1. Kristine motioned to approve officers, Brent seconded. Unanimously approved.

B. Swimming Pool Committee

1. Officers voted on. Carrissa as chair, Carlos as vice-chair. Erin will be secretary, but will act as vice chair while Carlos is on jury duty. Brent motioned to approve officers. Bill seconded and the motion was approved unanimously.
2. Waiting for word on pipe issues, copper pipe leaking in pool house (to be assessed by a plumber). AB pipe assessing baby pool. Bathrooms appear to be fine.

C. Landscape Committee

1. Officers: Martha re-elected as chair, Jennifer is secretary. Kristine motioned to approve officers. John Murphy seconded, and the motion was approved unanimously.
2. Have to wait to see if plants survived from ice/snow event.

D. Deeds Committee

1. AAs submitted for drainage issues.
2. 3 attorney letters on hold.
3. Officers: voted to keep current officers. Bill motioned to approve officers. Brent seconded, and the motion was approved unanimously.

E. Tennis Committee

1. Had to replace a main circuit for courts 1 & 2. Locks need to be replaced also.

F. Recreation Committee & YES Subcommittee

1. Elections: The same officers were approved from the previous year. Eric motioned to approve officers. Terry seconded, and the motion was approved unanimously.
2. Easter get-together on March 28<sup>th</sup> being planned.
3. Garage sale - April 10 and first MOG.

G. Security Committee

1. People are concerned about previous security issue. SEAL is aware.
2. New member has joined: interested in improving relationship with HCSO

H. Financial Services Committee

1. Collections rate for the year was 85.5%.
2. Expenses are \$7k under budget.

3. Payment plans for 2021 are coming in: 37 plans in place.
4. Request to board for 3 properties to proceed with going to court.

I. Election Committee

1. On schedule with elections. Covid procedures in place from last year will continue
2. 5 candidates (3 candidates tonight, will leave 2 candidates going forward in general election):
  - a) Asked for video of candidates with Q/A to be posted on website

VII. OLD BUSINESS

- A. Letter from Mr. Hopko asking for Eric's removal from office. Asked for motion to move forward with the request. No motion put forward.

VIII. NEW BUSINESS

- A. Vacancy posting (will be seated at March meeting):
1. Gerry Hilliard: 2
  2. Donna Gonzales-Vera: 1
  3. Hak Dickenson: 5
- B. Fence project approvals
1. Amount financed: \$700k (No more than \$85 per resident fee for 15 yrs)
  2. \$85k verbal commitment from MUD (attorney papers being drawn up)
  3. \$225k from reserves
  4. Glenn Sommers submitted letter with concerns and has asked for it to be attached to the minutes.
  5. Terry motions that we go forward with the fence project contingent on the current financial commitments listed; otherwise, the Board will need to reconsider. Bill seconded. Motion passed unanimously.

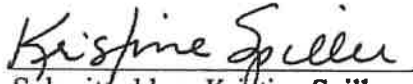
IX. EXECUTIVE SESSION – (Property discussions, referrals, and personnel)

Eric motioned to move to executive session, Kristine seconded. Motion passed unanimously. Executive session began at 8:41 PM. Executive session ended at 9:43 PM

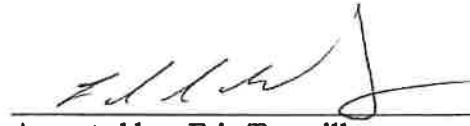
1. Properties (3 unpaid assessments) to pursue collections through attorney.
  - a. House A: Eric/John Murphy, unanimous
  - b. House B: Bill/ Terry, unanimous
  - c. House C: Jason/ Bill, unanimous
2. Resident turning on water without authorization (on video) and against posted signs, resulting in water damage due to pipe breakage. Bill motioned to pursue disciplinary measures for actions and "flagrant and repeated disregard for facility rules": facility privileges to be suspended for at least 6 months, and be required to pay damages. If resident violates suspension or declines damages, will be extended until end of year. Inquire with attorney to see if trespassing violation can be issued. Brent seconded. Motion approved unanimously.

X. ADJOURNMENT

Motion to adjourn at 10:11 PM by Terry. Seconded by Bill. Approved unanimously.



Submitted by: Kristine Spiller  
DVCA Secretary



Accepted by: Eric Toureilles  
DVCA President

## 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 that 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