

**REGAL RIDGE COOPERATIVE BOARD MEETING
DEER CREEK GOLF AND TENNIS RV RESORT, PHASE TWO,
A FLORIDA COOPERATIVE CORPORATION
DEER CREEK MAIN CLUBHOUSE
42749 HIGHWAY 27
DAVENPORT, FLORIDA 33837
WEDNESDAY, FEBRUARY 8, 2023
9:00AM TO 11:00PM**

Call in (Audio Only) 321-754-9506

Access Code: 661 620 758#

MINUTES

- I. Call to Order-Open Session: Meeting called to order at 9:00am. All attendees stood for the Pledge of Allegiance.
- II. Approval of Prior Meeting Minutes: Motion by Brad Scott to approve the prior meeting minutes from 1.25.23. Dave Cook seconds the motion. All in favor, motion passes unanimously.
- III. Financials: Tabled.
- IV. New Business:
 - a. Triba Update: Manager reviewed the legal process for the Triba noncompliance issue. Board requested that an additional letter be sent by Ruggieri Law, stating that the ESA must go. Board was not clear on what “remove immediately” meant on the letter. The dog is aggressive and a shareholder mentioned that the dog pulled the owner and knocked him off his feet. He does not have control of his pet.
 - b. Rolling over funds from one year to next: Board reviewed that the only rollover of funds is for the reserves. Every line item stands on its own.
 - c. Bathroom update: Dave Cook provided info from Bath Fitters, who provided two quotes that will not require permits. Also, the toilets are too low and the plumbing at the urinal needs repair. Emily Braden asked if two showers were needed, but the Board confirmed that it would require rerouting the plumbing, but would take it into consideration.
 - d. Painting of laundry room: Abraham Gonzalez approved to paint and paint will cost \$150.
 - e. Painting of pool deck: Board agreed that Abraham Gonzalez will be able to stain the pool deck, which is needed every 2-3 years. The stain will run approximately \$60 per gallon. Dave Cook is a concrete specialist, and a discussion commenced

**REGAL RIDGE COOPERATIVE BOARD MEETING
DEER CREEK GOLF AND TENNIS RV RESORT, PHASE TWO,
A FLORIDA COOPERATIVE CORPORATION
DEER CREEK MAIN CLUBHOUSE
42749 HIGHWAY 27
DAVENPORT, FLORIDA 33837
WEDNESDAY, FEBRUARY 8, 2023
9:00AM TO 11:00PM**

Call in (Audio Only) 321-754-9506

Access Code: 661 620 758#

- regarding sand blasting before staining the deck. Dave will research companies to sand blast and stain the deck.
- f. Camera's: Board discussed that the shareholders do not like the cameras and the new Board Members do not know why the cameras were installed. The other Board Members explained about the issues with people bringing dogs in the bathrooms and Laundry Room, and washing materials with tons of dog fur, but not cleaning out the machines. Ricky Lester advised of issues where the Sheriffs Department was contacted and the footage released to them. Brian Grim said it was worth the peace of mind to have the cameras. The cameras record and hold data for 14 days at \$102.62 per month. Motion by Bob Landriault to remove the internet service. Dave Cook seconds the motion. Kevin Myerscough and Brad Scott vote yes, and Brian Grim votes no. Motion passes.
 - g. 55 + Community: Board confirmed that Sentry Management is keeping the records of the approved ages of purchasers. Every purchaser to be 55 or older, but the 20% was never covered. Motion by Bob Landriault to obtain a vote at the next Annual Shareholder's meeting that all purchasers must have one person 55+, and the other person to be more than 40 years of age. Dave Cook seconds the motion. All in favor, motion passes unanimously.
 - h. Shelving update: Dead issue.
 - i. Mailboxes: Dave Cook purchased a product called Awesome Cleaner, and it has improved the appearance of the mailboxes. The US Postal System confirmed that the mailboxes belong to Regal Ridge. Brad Scott advised that new labels should be made, as they are difficult to read.
 - j. Sealing of roads: Board agreed to complete the work in May. Brad Scott advised that it includes striping, and there is an 8-hour cure time. Dave Cook recommends that a shareholder with knowledge look over the contract.
 - k. Lien update: Shareholder requested that the Board waive the late fees and interest on the account. Motion by Dave Cook to not waive any fees. Bob Landriault seconds the motion. All in favor, motion passes unanimously.
 - l. New agenda item – Washers and Dryers. Manager to contact Summer Carlson at CSC to find out when equipment will be delivered. One washer and all 4 dryers

**REGAL RIDGE COOPERATIVE BOARD MEETING
DEER CREEK GOLF AND TENNIS RV RESORT, PHASE TWO,
A FLORIDA COOPERATIVE CORPORATION
DEER CREEK MAIN CLUBHOUSE
42749 HIGHWAY 27
DAVENPORT, FLORIDA 33837
WEDNESDAY, FEBRUARY 8, 2023
9:00AM TO 11:00PM**

Call in (Audio Only) 321-754-9506

Access Code: 661 620 758#

- will remain. 4 new washers will be delivered.
- m. New agenda item – Shelter for vehicle: Brad Scott advised that the shelter can go on the left of the building, where the shrubs are currently located. Brad will speak with Deer Creek regarding additional spaces. Brian Grim mentioned the turnaround, and if it is placed by the pool, there should be a screen for the golf balls. Bob Landriault suggested that no cover is needed if it will only protect the paint.
 - n. New agenda item- Cleaning ladies: Manager to send e-mail blast requesting candidates for position.
 - o. New agenda item- Mowing: Truescapes presented a quote. Ryan Herren confirmed that they will try and make it right, by raising the height on the mower, and doing a better job cleaning the areas around the pool and laundry room. A shareholder complained that they are not removing leaves, and they should pick them up and take them out. The Board confirmed that there would be an extra cost to do that. Motion by Bob Landriault to remain with Herren. Brad Scott seconds the motion. All in favor, motion passes unanimously.
 - p. New agenda item- Trash: Bob Landriault contacted Republic to collect trash. Mockingbird has same services. Bob Landriault motions to use Republic for trash pickup. No second. Motion dies.
- V. Owners Forum: Fannie Thomas asked about the size of dogs. Board confirmed that dogs must be 60lbs or less, and have no higher than 27” shoulder height.
Motion by Brian Grim to go to CPA and reconcile 10 years of taxes. No second. Motion dies.
Manager to send Reserve Study to Dave Cook and Dale St. Clair.
Emily Braden asked if a 21-year-old can dog sit while a shareholder is out of town. Board confirmed that it is against the documents of the community.
Manager to mail out all share certificates.

**REGAL RIDGE COOPERATIVE BOARD MEETING
DEER CREEK GOLF AND TENNIS RV RESORT, PHASE TWO,
A FLORIDA COOPERATIVE CORPORATION
DEER CREEK MAIN CLUBHOUSE
42749 HIGHWAY 27
DAVENPORT, FLORIDA 33837
WEDNESDAY, FEBRUARY 8, 2023
9:00AM TO 11:00PM**

Call in (Audio Only) 321-754-9506

Access Code: 661 620 758#

VI. Action Items:

- Manager to contact Ruggieri Law regarding second letter to Triba and to advise that the Board did not approve waiving any ate fees on lot 412.
- Manager to cancel Spectrum Internet.
- Manager to contact Summer Carlson at CSC regarding machine delivery.
- Manager to mail all share certificates.

VII. Adjournment: Bob Landriault motions to adjourn. Brian Grim seconds the motion. All in favor, meeting adjourns at 12:48PM.