

Deerfield Pines Association, Inc
Members Meeting
Tuesday December 3, 2024 at 6:00 by person and ZOOM

Members Present:

101,103,104,106,201,207,110,111,112,114,117,209,210,212,214,215,216,217,118,119,121,125,127,218,221,224,225,226,227,128,132,133,134,229,230,231,232,136,137,140,141,235,236,239,241,242,143,145,146,147,148,150,244,245,22,259,234,215,249,263,

Property Managers: Jamie Blum, Jarrod Blum (zoom), and Dan Keyser – JSB Property Management, Inc

Attorney: Mitch Haller

Agenda:

Meeting called to order at 6:19 PM

Calling of roll and certifying of proxies – we had 82 Members present by the clubhouse, zoom and proxy. Proof of notice of meeting was mailed and posted on November 19, 2024 by JSB – signed by Jarrod.

Reserves explanation –

a) JSB explained reserves and that all condos are required to have reserves, but the Members can vote for partial or full reserves.

b) The state does not require a 2-story building to do the SIRS study, but it could soon.

c) The Board presented to the owners Full Reserves or Partial at 10% for 2025.

Calculations of Proxies/Votes for Reserves – 22 Members voted for Full Reserves; 52 Members voted for Partial Reserves

Adjourned at 6:39 PM by James and Carol

Deerfield Pines Association, Inc
Budget Meeting
Tuesday December 3, 2024 at 6:00 by person and ZOOM

Board Members Present: James Schweickart, Maria Ozuna, Carol Dungan, Kia Collier

Board Members not Present: Dmitry Radzikhovsky

Property Managers: Jamie Blum, Jarrod Blum and Dan Keyser – JSB Property Management, Inc

Attorney: Mitch Haller

Agenda:

- Call the Meeting to Order 6:40 PM
 - Verify a quorum of the Board.
 - Explanation of the Budget for 2025 James and Carol
 - a. A large part of the maintenance fees go towards insurance at \$179.00 per unit and \$89.00 for the loan. These are standard expenses but do not include other operating expenses: lawn, electric, fire alarm, pool, irrigation, legal, management, cleaning, and other expenses.
 - b. Expenses for completion of the city violations are \$97,000.00.
 - c. Portion of the loan was used for flooring
 - Ratification of Reserves – The Members voted for partial reserves for 2025 at \$4.00 per unit per month.
 - Approval of the Budget for 2025 – James made a motion to approve the budget with a monthly fee of \$446.00 for all Units to include partial reserves at \$4.00 which totals \$450.00 per month per unit, starting January 1, 2025 to include a one-time assessment of \$675.00 per each unit starting February 1, 2025. The owners have two options: Pay in full by February 1, 2025 \$675.00 or make 4 equal payments starting February 1, 2025, March 1, 2025, April 1, 2025 and May 1, 2025 at \$168.50 for each payment. Carol seconded motion and all the Board Members were in favor, motion carried.
- Adjourned at 8:54 PM