



Deerfield Plantation Phase II D 1 Property Owner's Association, Inc.

OFFICIAL NOTICE OF ASSESSMENT FOR 2023

January 23, 2023

As the year comes to an end and we enter the New Year, I would like to thank you for putting your trust in your Board of Directors. Kuester values our relationship with your community and appreciates the opportunity to be a trusted partner of your community. In preparation for the upcoming year, please take a moment to review the information below regarding 2023 assessments and the importance of registering your account on our website.

Deerfield Plantation Phase II D1 Property Owner's Association, Inc. - 2023 Assessments

Due to the unprecedented inflation, your 2023 annual assessment was increased by 10% , and is as follows:

Improved Lots \$587.00 per month (68 homes) - Unimproved lot - \$504.90 - Semi-Improve lot \$367.40

- **Payment Methods**

- **ACH/Direct Draft** - If we currently draft your account via ACH (we draft the balance within the first 5 days of the month), the enclosed statement is for informational purposes only. We will continue to draft your account for the assessment indicated above.
- **Recurring Payment** - If you are signed up on our website for "Recurring Payment" (you setup a specific amount to be drafted and choose your payment date during the grace period) and assessments have changed, **you will need to update the amount to be drafted to avoid late fees and/or interest.**
- **Online Bill Pay** - If you have your assessments scheduled to be paid by your bank automatically, **you will need to update the amount to be drafted to avoid late fees and/or interest.**

**Sign up for
ACH / Direct Draft**



Scan me with your smart phone

<https://kuester1.formstack.com/forms/dd>

If you are not currently on ACH Draft and would like to take advantage of this free, convenient payment option, you can sign up for ACH by scanning the QR Code to the right.

Website Registration

If you have not already done so, please take a few minutes to register your account on the Kuester website by visiting www.kuester.com. To register, simply click the "Homeowner Login" tab located in the upper right corner of the screen and once the new screen opens, scroll to the bottom and fill out the registration form. Once your information has been validated in our system, you will be able to access your account information online 24/7. By registering, you will also ensure that you receive important community e-mails that the Board and Kuester periodically send out to the community regarding community events and news.

Kuester Connect Homeowner App

If you have not already downloaded our Kuester Connect app, we would encourage you to do so today! The Kuester Connect App provides convenient access to Account Information, Work Orders, ARC requests, and more, as well as important community documents. Simply visit your favorite app store on your mobile device and download our free app today by searching "**Kuester Connect**". You can access your personal information through the app by logging in using the same login information utilized to access your personal web portal. If you have not registered on the Kuester website, please do so following the instructions provided in the paragraph above.

Questions/Concerns

If you have any questions or concerns about your annual assessment rate, or need assistance accessing the web portal or Kuester Connect App, please contact our community support team by email at support@kuester.com or by phone at (888) 600-5044.

Happy Holidays!

Lisa Klein
Community Manager
Kuester Management Group



Deerfield POA

Surfside Beach

DEERFIELD PLANTATION PHASE II, D-1
PROPERTY OWNER'S ASSOCIATION
P.O. BOX 15212
SURFSIDE BEACH, SC 295587

To: All Property Owners
From: Arno Feuer, President
Subject: 30-day Notice of Annual Meeting

The Board is pleased to officially notify members that our 2022 Annual Meeting will be held on Saturday, February 25th, 2023 from 10:00am until 12:00pm at the Surfside Beach Library located at 410 Surfside Drive, Surfside Beach, SC.

We strongly encourage you to attend this important annual meeting as we will discuss matters that are important to all property owners.

If you cannot be present at the meeting, it is crucial that you complete, sign and return the enclosed proxy so that we can obtain quorum to conduct our meeting and the business of the community. You may assign another owner in our POA or a Board member to vote on your behalf, but they must be in attendance. If a corporation or partnership, a certificate naming your agent must be on file with the Secretary of the Association at least 24 hours prior to any annual meeting. For an individual property owner, please be sure to let your representative know that you have appointed them and make sure they agree to represent you at the meeting.

All proxies are due (5) five days prior to the meeting in accordance with our bylaws. It may be emailed to support@kuester.com or mailed via USPS to Deerfield POA c/o Kuester Management Group, P.O. Box 3340, Fort Mill, SC 29716 or hand delivered to any board member.

We will be electing new board members. Candidates must be able to use a computer, and have leadership skills. Also in the mailed package, the Treasurer's report (2023 Budget & 2022 Expenses) & meeting Agenda.

Arno Feuer, President



Deerfield POA

Surfside Beach

DEERFIELD PLANTATION PHASE II, D-1
OWNER'S ASSOCIATION
P.O.BOX 15212
SURFSIDE BEACH, SC 295587

February 25th, Annual Meeting Agenda

- **Certification of a Quorum & Proxy Certification**
- **Call to Order**
- **Proof of Notice of meeting**
- **Approval Of Agenda**
- **Approval of Treasurer's Report (with second)**
- **Report of the Board of Directors**
 - **Past Year**
 - **Management**
 - **Gate**
 - **Road**
- **Election of Directors**
- **Unfinished Business**
- **New Business**
- **Adjournment**



Deerfield Plantation Phase II, D-1
Property Owners Association
P.O. Box 15212,
Surfside Beach, SC, 29587

OFFICIAL PROXY

I, the below-named member of the Deerfield Plantation Phase II, D-1, Property Owner's Association Inc., hereby designate and appoint the person named below to vote for me on all matters properly coming before the 2023 Annual Membership Meeting and any adjournment thereof:
SELECT ONLY ONE BOX [] Proxy Holder Designated:

OR [] The Secretary of the Board. The Board Secretary is unable to attend, I hereby appoint whatever Board Member is designated by the Board as alternate proxy holder. This proxy revokes any proxy heretofore given. I represent that I am a legal owner of the property named above or that I have full power and authority to execute this proxy on behalf of said owner. (Only one vote granted per lot)

NAME: _____

ADDRESS: _____

MEMBER SIGNATURE

TELEPHONE # _____

DATE SIGNED _____

OFFICIAL PROXY MUST BE USED. ALL OTHERS ARE INVALID



Deerfield POA

Surfside Beach

**DEERFIELD PLANTATION PHASE II, D-1
PROPERTY OWNER'S ASSOCIATION
P.O.BOX 15212
SURFSIDE BEACH, SC 295587**

CANDIDATE NOMINATION FORM

To the Deerfield Plantation Phase II, Property Owner's Association,

My name is _____ and I'm excited to announce my candidacy for a position on the Deerfield POA Board of Directors. I'm looking forward to working harmoniously with other board members and volunteers as well as the management team, to continuously make Deerfield Ave. & Auburn Lane a great place to live in.

For those of you who don't know me, I have lived in the Deerfield community for ___ years and have thoroughly enjoyed my time here. I have been a resident owner for ___ years. In my spare time, I

The Deerfield POA board members must know how to plan and understand the budget, manage the association's finances, deal with disputes, discuss and carry out ideas, and listen to the membership.

I believe my background in _____ and ___ years of working for / at _____ make me the best candidate for the job. I have also served on other HOA Boards previously from the year ___ to ___.

Therefore, I know what this job entails and believe I have the necessary experience to do it well. I am also very enthusiastic and give my all to every job that I am given.

These are my goals for the community:

1. _____
_____.
2. _____
_____.
3. _____
_____.
4. _____
_____.
5. _____
_____.

If you like me and believe in my goals, please vote for me in the next Deerfield POA Board of Directors election! Thank you!

Regards,

(email address)

(date)



Deerfield POA

Surfside Beach

**Deerfield Plantation Phase II, D-1 Owners Association, Inc.
2023 Annual Report
10 AM, February 25th , 2023 Surfside Beach Library
Report of the Board of Directors**

1) BOARD

Historically our community has experienced a consistent turnover of Board members, and continues to cause disruption, is time consuming, along with the added logistical shuffling of duties after a resignation is a noticeable energy drain for all involved. Our By-Laws state "not less than three nor more than five board members", and as of this writing, myself, Arno Feuer Pres., Chris Sartin, Vice-Pres, & Doug Montelone, Director at Large, represent that minimum. For the sake of continuity and to provide consistency, now and with future boards, a third party management firm has been signed on to streamline the Board and HOA processes in order to reduce the number of hours historically required by a Board Member. Kuester Management Group, Inc. is that firm selected, and in the coming will you will be receiving information from them. Additional information will also be provided at the Annual Meeting. Please make sure you read through the informaiton thoroughly and if you have any questions, feel free to contact Kuester directly at 1-888-600-5044. Our website, as always, provides all members with links to services, offerings, and general information. The board envisions the first year as "transitory" in regards to useage of there complete package of services, and we ask for your patience during this time. An enhancement of these services, if the board decides, may become prudent during fiscal 2024.

2) MEETING

We will be planning a powerpoint presentation during the meeting suplimenting this annual written document, and both will be posted and made available on the website following the meeting. More details will be presented other than those outlined herein, and Kuester will be represented and in attendance at the meeting. There will be the opportunity to ask question from all members during the presentation, both of the board, the discussions outlined in the agenda, and of the Kuester representative in person. Coffee & doughnuts will be available, and you are all encouraged to attend if your schedule allows.

3) HOMES

Currently one (1) home is being built and, other than a double lot, we have one (1) lot still undeveloped. That owner has informed the board this lot is expected to be built out by the fall of 2023'. Five (5) homes changed hands this past year and a list of our new residents can be found on the website. Several owners have built homes on their lots and are now residents.

4) WEBSITE

The website continues to provide a valuable source of information since its conception this past year. If you are not a member of the site yet, we encourage to visit, provide an email address, and once your email is confirmed, you will be granted log-in rights. We will be providing a (link) to the Kuester Management Group website as well. Financials, community documents and other resources will be available and posted on the Kuester website going forward. Their website provides contact information, and information on Architectural improvements (fences, pools, etc.), and request for variances (RV, Parking, Permits, Boats, etc.) will also be handled through there site. If you do not ask for a permit beforehand, you could receive a notice. Additional information will be provided from Kuester and at the annual meeting.

5) ROAD

Homeowners can expect re-sealing of Deerfield Ave. during 2023. We have budgeted for this expense and this should be triggered by the board sometime during the warmer months of the summer. Certainly there may be some disruption, but we will keep you up-to-do and do our best to minimize any inconvenience during the project. Thank you in advance for patience during the project, and keep in mind that it is for the betterment of the community.T

6) COMMON AREAS

Along with obtaining the road, came the addition of two common areas as well. At the beginning of the year the area between lots 1B & 31A was surveyed (\$800), and property lines marked. Boulders were situated (\$1K), and spaced for golf cart entry only. Prior complaints were thereby addressed in regards to off street parking seen around this location. The area continues to be discussed as far as an intended use. Expect water & electric connections here at some future

date. Bids for drainage and fencing were obtained. The other area acquired was surrounding the pump station. This came in rather “rough”, and resulted in the board removing over twenty pine trees. There was shrub removal, contouring the banks of the creek, and the laying down of sod (\$7K). Water flow was reduced 12”.

7) COMPLIANCE

Compliance has always been a recurring problem for residents and board members. Rather than putting up with this constant policing effort, Kuester Management Group and our Community Manager will be taking on this responsibility, which is a requirement of our Governing Documents. Kuester was selected in part because of their strict enforcement record, in accordance with Deerfield Plantations' Governing documents, and their success with compliance issues in other communities. Our Community Manager will be conducting regular inspections. The main responsibility of the Board of Directors is to maintain property values in the community, and our Governing Documents require compliance. Those of you that may be in violation are to communicate directly with Kuester Management Group, as instructed on the letter, for any future disputes or questions. How the “rules” are interpreted will be backed by their legal team. Check our website for a copy of their marketing brochure as well outlining this service.

8) ASSESSMENTS

Starting this year there will be the option of paying our dues yearly, or the opportunity to select paying monthly dues, automatically deducted from your bank accounts. As you all know, inflation is at an all time high, therefore a 10% increase in assessments was necessary, as inflation has affected utilities, vendors, and our overall operating costs.

9) COVENANTS

A sub-committee was set up to review our rules & regulations in order to modify certain portions we all dislike. Chris Sartin is leading this effort. We have expressed the desire of revising this wording with the Kuester, and they will be providing guidance as we navigate this challenge. So more to come here.

10) GATES

As we are all aware of by now, it was decided at our annual meeting last February, that something needed to be done about traffic & speeding down Deerfield Ave. We agreed on a \$200 one time fee to cover some of the expense, which you will be due on April 1, 2023. Plans were submitted to Horry County and we have obtained approval for gate arms at both the East & West ends after

numerous revisions and red tape. At the West end we imagined a main entrance with an island, double arms, and key pad, utilizing the road between Raindeer and Deerfield. We requested a quit claim through our attorney, with the owners of a portion of that section of road (we currently only own half). We initiated this in conjunction with submittal to the Horry County planning & engineering process for the gate permit. Expected this was the easy part. Bottom line, we had to redesign our approach, since we were denied using this portion of the street for gating by the Deerfield LLC. Hence although we have County approval, we do not own the land. There is a plan B however, so more to come here. The East end gate arm was granted, if we placed it between the first two homes on the street. This was not a suitable option for the corner lots. At the time of this writing we are awaiting our latest revision requesting a reduction in the "throat length" from 64' to 48' from Auburn Lane. A loophole was found in the county rules & regs and site plans have been resubmitted. This, if approved, will allow the arm being placed before the driveways of the corner lots if we have our way. We have quotes with TEM Systems on various options regarding the actual gating mechanisms (cameras & equipment). More discussions about this during the annual meeting.

11) TREASURE

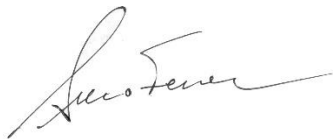
Financial / Year-End / Budget 2023 questions. Motion to Approve, then Second.

12) ELECTIONS

The Board Nomination Form has been posted on website for nominations. All submittals must be received no later than ten (10) days prior to our annual meeting.

13) NEW BUSINESS

I wish to extend words of appreciation to all of the members of the board both past and present. They understand the efforts required & commitment involved in putting in the time and serving as board members. Wished also to give a personnel shout out to our past treasurer, Jim Reynolds, who especially performed an exemplary job in handling the financials, water issues, and violations this past year.



Arno E. Feuer, Board Chair

Deerfield Plantation Ph II, D1 Owners Association Inc

Profit & Loss

January through December 2022

	<u>Jan - Dec 22</u>
Ordinary Income/Expense	
Income	
Dues Current Yr - Improved	35,778.00
Dues Current Yr - Undeveloped	1,377.00
Dues Current Yr - Semi Improved	334.00
Income fines and fees	298.95
Income - Construction Deposit	2,000.00
Donation Income	800.00
Interest Income	16.14
	<hr/>
Total Income	40,604.09
	<hr/>
Gross Profit	40,604.09
Expense	
Taxes-Other	8.51
Advertising and Marketing	
Website Subscription	259.15
	<hr/>
Total Advertising and Marketing	259.15
Bank Service Charges	177.50
Dues and Subscriptions	69.99
Insurance	
General Liability Insurance	3,066.30
	<hr/>
Total Insurance	3,066.30
Interest Expense	294.24
Licenses and Permits	600.00
Post Office Box	134.00
Postage and Delivery	147.20
Professional Fees	
Accountant	960.00
Legal Fees	1,375.00
	<hr/>
Total Professional Fees	2,335.00
Program Expense	
Community Park	2,100.00
Common Area Maintenance	8,180.00
Rec and Welfare	235.04
Signage and Speed Bumps	46.67
	<hr/>
Total Program Expense	10,561.71
Rent	
Storage Unit	547.80
	<hr/>
Total Rent	547.80
Repairs	
Road Patching & Repairs	650.00
	<hr/>
Total Repairs	650.00
Supplies	

Deerfield Plantation Ph II, D1 Owners Association Inc
Profit & Loss
January through December 2022

	<u>Jan - Dec 22</u>
Annual Meeting Supplies	75.13
Office Supplies	<u>539.18</u>
Total Supplies	614.31
Utilities	
Santee Cooper	3,764.40
Trash Pickup	<u>8,956.61</u>
Total Utilities	<u>12,721.01</u>
Total Expense	<u>32,186.72</u>
Net Ordinary Income	8,417.37
Other Income/Expense	
Other Expense	
Ask My Account	<u>-168.53</u>
Total Other Expense	<u>-168.53</u>
Net Other Income	<u>168.53</u>
Net Income	<u><u>8,585.90</u></u>

Deerfield Plantation Ph II, D1 Owners Association Inc

Balance Sheet

As of December 31, 2022

	<u>Dec 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Cash in Checking	30,261.14
Cash in Savings	19,068.71
	<hr/>
Total Checking/Savings	49,329.85
Accounts Receivable	
Accounts Receivable	148.95
	<hr/>
Total Accounts Receivable	148.95
Total Current Assets	<hr/> 49,478.80
TOTAL ASSETS	<hr/> <u>49,478.80</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Deposits	1,000.00
	<hr/>
Total Other Current Liabilities	1,000.00
Total Current Liabilities	<hr/> 1,000.00
Total Liabilities	1,000.00
Equity	
Retained Earnings-Unreserved	20,829.00
Reserve Road	19,063.90
Net Income	8,585.90
	<hr/>
Total Equity	48,478.80
TOTAL LIABILITIES & EQUITY	<hr/> <u>49,478.80</u>

Deerfield Plantation Phase II		
Description	2023 Budget	
Operating Accounts		
Income Accounts		
Income		
Association Assessments		\$40,815.50
Assessments To Reserves		-\$21,755.50
Special Assessment for gates		\$13,600.00
NSF Fee Income		\$0.00
Fine/Violation Fee Income		\$0.00
Interest Income - Operating		\$0.00
Parking Pass Income		\$0.00
New		
Income Accounts Total		\$32,660.00
Expense Accounts		
Administrative		
Management Fees		\$7,740.00
Office Supplies		\$100.00
Mgt Co Admin Fees		\$500.00
Bulk Mailings/Newsletter Expense		\$200.00
Legal/Collection Fees		\$500.00
Audit/Tax Preparation		\$440.00
Website Fees		\$400.00
Property Insurance - Policy/Premium		\$5,400.00
Violation Notices		\$144.00
Foreclosure/Bankruptcy / Bad Debt		\$0.00
Billing Statements		\$511.20
1/2 Late/Fines Fees To Mgmt Co		\$100.00
Building & Grounds		
P.O. Box		\$150.00
Maintenance - General		\$700.00
Security/gates/fobs		\$2,000.00
		\$500.00
Utilities		
Electricity - General Usage		\$4,374.80
Trash Removal - Collection		\$8,900.00
New		
Expense Accounts Total		\$32,660.00
Operating Accounts Net		\$0.00
Reserve Accounts		
Income Accounts		
Income		
Assessments To Reserves		\$21,755.50
Special Assessment		\$13,600.00
New		
Income Accounts Total		\$35,355.50
New		
West End Gate		\$20,000.00
Expense Accounts Total		\$20,000.00