

# Arrowhead Estates Homeowners' Association, Inc.

## Board of Directors Meeting

Held Tuesday July 24, 2018 at 6:30pm

At the Clermont Baptist Church, 16115 Old Hwy 50, Clermont, FL 34711

### Meeting Minutes

**Directors Present:** Judy Hilliard, Jo Ann Hughes, David Springer, Bridget Murphy, Gemma Waldon

**Directors Absent:** Erick Rodriguez, Lynn Patrick

**Association Manager:** Richard Eckelberry, LCAM, Vista Community Association Management

#### 1) Call to Order

Judy Hilliard called the meeting to order at 6:30pm.

#### 2) Establishment of Quorum

A quorum of the board was established with five members present. Erick Rodriguez and Lynn Patrick were absent.

#### 3) Proof of Notice

The meeting notice was posted on the meeting sign at the entrances to the community on July 22, 2018.

#### 4) Approval of Previous Meeting Minutes – June 26, 2018

Motion was made by David Springer and seconded by Bridget Murphy to approve the June 26, 2018 meeting minutes as presented. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

#### 5) Financial Report

Richard Eckelberry summarized the financials. The CenterState Bank reserve balances have been transferred to BB&T Bank.

Jo Ann Hughes inquired why there was an extra \$100 fee on the pool permit charge. Vista will contact the county health department.

#### 6) Managers' Report

The board of directors received the managers' report.

#### 7) Inspections Report

The board of directors received the inspections report.

The board of directors had discussion regarding two homes on Wishing Wind Way with outstanding violations.

Motion was made by David Springer and seconded by Bridget Murphy for the association attorney to send notice to the home on Wishing Wind Way regarding the outstanding violations of dead grass, driveway needing cleaned, unapproved mailbox, and garbage containers being left out. Call to Vote: All board members present voted unanimously to approve except for Gemma Waldon who abstained from the vote. Motion Carried.

The other home on Wishing Wind Way has an outstanding violation regarding dead grass. The board will work on trying to contact the person living in the home, as the notices may not be reaching the owner in Puerto Rico.

#### 8) ARB Committee Report

There were 3 approved applications: 16345 Arrowhead Trail for a fence replacement. 16007 Arrowhead Trail for a roof replacement. 14614 Wishing Wind Way for a new door.

14618 Dream Catcher shed was disapproved. The owner is currently out of town, but has planned on correcting the shed that they installed to the specifications acceptable to the Architectural Committee when they return. Vista will contact owner to resubmit application according to an acceptable specification to the architectural committee.

9) **Old Business**

a. Main Entrance Upgrades

The landscape committee met on July 21<sup>st</sup> and cleaned up the entrance signs, lights, and fertilized the plant beds. The landscape committee suggested to have a water spigot put in at one of the monument signs. Richard Eckelberry will see if that is something that Top Notch could do.

The landscape committee is working on finalizing landscape designs. Judy Hilliard will work on setting up a meeting with the committee one more time to go over the design and work on putting the project out for bid to have the quotes by the next meeting.

The landscape committee will tag some of the palm trees recommended to be removed.

b. Other old Business

Gemma Waldon reported that she will start the Welcome Committee in September. A gift basket not to exceed \$25 will be given to new owners, or new renters as they are made aware of.

The board will provide Vista with an email address to be able to receive notice of an estoppel request being made.

The board discussed activities for the rest of the year. The board decided not to do a fall festival, but to have the scarecrow contest again and the beautiful home award in December.

Gemma Waldon stated that she will come to the next meeting with a Christmas event idea.

Judy Hilliard reported that they are working on setting a meeting date for the Beautiful Homes Committee to meet to decide on the next winner and to discuss improvement of the judging criteria.. Current Committee is Lauren Cross, Liz Thompson, and Gail Springer.

Judy Hilliard reported that the next newsletter is set to go out on August 1<sup>st</sup>.

10) **New Business**

a. Other New Business

Motion was made by Jo Ann Hughes and seconded by David Springer to approve the insurance renewal at \$3,138. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

11) **Open Session**

None

12) **Adjournment**

Motion to adjourn was made by Gemma Waldon and seconded by David Springer at 8:08pm. Call to Vote: All board members present voted unanimously to adjourn. Motion Carried.

13) **Next Meeting**

Next meeting will be on Tuesday, August 28, 2018 at 6:30 p.m. at the Clermont Baptist Church, 16115 Old Hwy 50.