

MEETING MINUTES

Board of Directors Meeting

September 28, 2021

A regular meeting of the Arrowhead Estates Homeowners Association Board of Directors was held on Tuesday, September 28, 2021 at 6:30 p.m., at Clermont Baptist Church, 16155 Old Highway 50 West, Clermont, Florida.

Present from the Arrowhead Estates Homeowners' Association Board of Directors were: Judy Hillard, Jo Ann Hughes, Hilda Hunt, and Christopher Light. Not present was Eric Rodriguez.

Owner present was: Two

Present from Sentry Management was: Janna Laine, Community Manager

CALL TO ORDER

Judy Hillard called the meeting to order at 6:29 p.m., Eastern Time.

ESTABLISHMENT OF QUORUM

The quorum requirements have been met with 4 members present.

PROOF OF NOTICE OF BOARD MEETING

Board of Director's Notice was posted 48 hours in advance of the meeting as required by Statute.

APPROVAL OF PREVIOUS BOARD MEETING MINUTES

A motion was made by Christopher Light to approve the August 24, 2021 Board of Directors Meeting Minutes. The motion was seconded by Hilda Hunt and unanimous carried.

REPORTS:

(a) Manager's Report:

- The \$50 credit for the pool permit has been processed.
- The threshold for late assessments was lowered at a previous board meeting to \$500. This has been processed and the NOLA letters are scheduled to go out October 11, 2021.

(b) Financials Report

- Presented by Janna Laine.

(c) The Arrears Report was discussed.

- Will Monitor financials to ensure NOLA letters are sent out.

(d) The Violation report was discussed.

- Letters were mailed out after the tour in September.

(e) Closing Report- One closing was reported this month.

(f) ARB Report- JoAnn Hughes reported:

1. 14806 Full Moon – roof, approved
2. 16512 Arrowhead Trl – fence, approved
3. 16024 Arrowhead Trl – roof, approved
4. 14542 Wishing Wind – tree removal, approved.
5. 16334 Arrowhead Trl – paint, application received after painting had been done.
6. 14800 Full Moon – shed, denied

NEW BUSINESS

JoAnn Hughes to work with Janna Laine to discuss and finalize the proposed budget.

Top Notch concerns, Palms out front are low hanging, possibly set to be trimmed in November. Remove dead bushes on Arrowhead Trl near Wishing Wind.

Get quote to remove two dead trees at the pool area.

The yard sale will be held on November 6 & 7

Contract for Holiday Decorations has been signed.

Budget Meeting, Annual Meeting and Organizational meeting to be held on Tuesday November 23rd.

NEXT MEETING

Next Board of Directors Meeting will be Tuesday, October 26, 2021 at 6:30 p.m.

ADJOURNMENT

There being no further business to come before the Board, a motion was made by Christopher Light to adjourn the meeting at 7:33 p.m., Eastern Time. The motion was seconded by Hilda Hunt and unanimously carried.

Two homeowners were in attendance, concern about recent attempted boat theft was brought up. JoAnn Hughes explained the association looked into security systems in the past.

These minutes are subject to approval at the next Board of Directors Meeting