

ARROWHEAD ESTATES HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

Tuesday, June 18, 2019

MINUTES

Directors Present: JoAnn Hughes, Judy Hillard, Dave Springer, Bridget Murphy & Lynn Patrick.

Directors Absent: Gemma Waldon & Eric Rodrigues.

Association Management: D. Frazier representing Vista CAM.

Call to Order:

- **The meeting was called to order at 6:30 pm.**

Establish Quorum:

- **With 5 of 7 members present, a quorum of the board was established.**

Proof of Notice:

- **The meeting notice was posted on Saturday, June 15, 2019.**

Approval of the Meeting Minutes from the May 21, 2019:

- **Dave moved to approve the minutes as amended, Bridget seconded the motion and all were in favor. Motion carried.**

Financial Report:

- **JoAnn moved to approve the waiving of all minor late/interest fees including those currently on 7 owner's accounts, Bridget seconded the motion and all were in favor. Motion carried.**
 - ❖ **The board requested a follow up on the reimbursement check to Richard G. for the website.**

Inspection Report:

- **Frazier provided a brief report noting:**
 - ❖ **The last inspection was completed on June 12th with JoAnn Hughes.**
 - ❖ **Several new violations were noted during the inspection.**
 - ❖ **We still have quite a few trash can, landscaping & cleaning issues that will require board action in the coming months.**
 - ❖ **The board requested that Frazier contact Richard Eckelberry and request if he could offer assistance to the owner at 14631 Wishing Wind Way.**

ARB Committee Report:

- **Dave reported that 4 requests were submitted in June:**
 - ❖ **16059 AHT – Replace wood fence with white PVC – Approved.**
 - ❖ **16445 AHT – Replace wood fence with tan PVC – Approved.**
 - ❖ **16209 AHT – Roof replacement – Approved.**
 - ❖ **16202 AHT – Repaint exterior – Approved.**

Old Business:

- **Landscaping Bid Specs Discussion:**
 - **Judy reported that a June 8th meeting was held to discuss the landscape bid specs and that one final meeting is needed in July to finalize.**

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- **Pool Camera Equipment Install follow up:**
 - JoAnn reported that the new camera equipment was installed and the vendor was paid. Judy noted that there is a new app that needs to be downloaded in order to view the cameras remotely.
- **Ants at the Pool follow up:**
 - Frazier reported that no ants were spotted at the pool during his inspection. We have had lots of rain recently so we will keep an eye it to see if they come back.
- **Petty Cash Increase update:**
 - JoAnn reported that she did receive the reimbursement check with the increase in funds approved by the board.
- **Downed Fence on Old 50:**
 - Judy reported that the broken along old 50 was repaired by the owner.
- **Welcome Packets:**
 - Judy reported that Gemma presented a wonderful welcome package at our June 15th board meeting and the board was wondering when those packages were going to be delivered to our new owners.

New Business:

- **Vista Hosted Budget Meeting Seminar Volunteer:**
 - Frazier informed the board that Vista is hosting a 2020 Budget Preparation Seminar on June 24th in Winter Park from 10am – 12pm. Dave Springer & JoAnn Hughes both volunteered to attend the seminar as representatives for the board.
- **Updating of the Pool Party Request Form:**
 - Judy reported that the board would like the pool party request form updated to include an approval “Check Mark” if approved and a denial “X” if denied and language stating that if the requesting owner has an outstanding balance or has any active violation the request will be automatically denied.
 - The board is fine with Vista approving or denying the requests as long as a copy of the request is provided to the board.
- **16055 AHT Fence Violation Follow up:**
 - Frazier reported to the board that the new owner Ms. Jamie Gey has been in contact with Vista regarding the fence violation. Ms. Gey informed Vista that she received the Final Violation notice and was very confused, apparently Ms. Gey was not notified at the closing that the property has an active violation. Vista has communicated with Ms. Gey on several occasions regarding the violation being included to the estoppel and the steps to cure.
 - ❖ Dave Springer volunteered to visit with Ms. Gey if she would like to speak with someone on the board regarding the violation.

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- **Pool Leak Dye Test Follow up:**
 - **Spies Pool Service performed a dye test on the pool and the board has requested the follow up report.**
- **Restriping the Handicapped parking space at the pool:**
 - **Judy reported that the designated handicapped space at the pool parking area needs to be restriped. Dave reported that he would take care of this.**
- **Next Meeting Date: The next meeting is scheduled for July 16, 2019**

Newsletter:

- **Judy reported that the next newsletter will be out August 9th and any information to be included in the new letter should be turned in no later than July 15th.**

Events:

- **Judy reported that there are no upcoming events.**

Open Session:

- **No questions at this time.**

Adjournment:

- **With no further association business to discuss the meeting was adjourned at 7:41pm.**