

Arrowhead Estates Homeowners' Association, Inc.

Board of Directors Meeting

Held Tuesday February 28, 2017 at 6:30pm

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

Meeting Minutes

Directors Present: Lynn Patrick, Jo Ann Hughes, Judy Hilliard, Larry Blackwell, Dave Springer, Bridget Murphy, Erick Rodriguez

Guests: Deputy Sheriff Walter Wolf, Shane Mader and Orzer Panyo of Home Link Security, Tom Klosterman and John Thompson of Alarm Protection Center.

Association Manager: Richard Eckelberry representing 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. All board members were present.

3) **Proof of Notice**

The meeting notice was posted on Saturday February 25, 2017 on the meeting sign at the entrances to the community.

4) **Sheriff/Security Presentation**

Deputy Sheriff Walter Wolf gave a presentation on security for owner's individual homes, and neighborhood security and safety.

Orzo Panyo of Home Link Security gave a presentation on security systems and what their company had to offer

John Thompson of Alarm Protection Center gave a presentation on security systems and what their company had to offer.

Owners in attendance had discussion and questions regarding the presentations.

5) **Approval of Previous Meeting Minutes – January 24, 2017**

Motion was made by Larry Blackwell and was seconded by David Springer to approve the January 24, 2017 board meeting minutes. Call to Vote: All board members voted unanimously to approve. Motion Carried.

6) **Financial Report**

Motion was made by David Springer and was seconded by Erick Rodriguez to approve the January Financials. Call to Vote: All board members voted unanimously to approve. Motion Carried.

7) **Managers' Report**

The board of directors received the managers' report.

8) **Inspections Report**

The board received the inspection report and common area inspection report. The last inspection was conducted on February 28.

9) **ARB Committee Report**

16061 Arrowhead Trail was approved for painting. 14543 Wishing Wind to install a vinyl fence and install ridge vents. 16049 Arrowhead Trail to install new windows. 16345 Arrowhead Trail to install new windows. 16149 Arrowhead Trail was approved for painting.

10) **Old Business**

a. Landscape Proposals

Landscaping proposals were received from 4 companies, Pioneer Environmental Services, Top Notch Landscaping, US Lawns, and Platinum Landscaping. The board of directors discussed the proposals.

Motion was made by Larry Blackwell and was seconded by David Springer to accept the proposal from Top Notch Landscaping. The total contract is a one year contract which automatically renews each year, price is \$17,940 a year, which is \$1495 a month. A 30 day termination notice is to be sent Ameriscapes Landscaping, to service until the end of March. Top Notch Landscaping to start service on April 1, 2017. Call to Vote: All board members voted unanimously to approve. Motion Carried.

b. Landscaping items/quotes

A proposal was received from Ameriscapes to trim branches over the pool area and trim the landscaping along the road to the pool for \$835. Ameriscapes had already previously performed the work without approval.

Motion was made by Jo Ann Hughes and was seconded by Larry Blackwell to go ahead and pay \$835 to Ameriscapes for the work already performed. Call to Vote: All board members voted unanimously to approve. Motion Carried.

Top Notch Landscaping had previously stated that if they received the contract, that they would remove the dead pine trees at the retention pond by the main entrance, and remove the dirt and debris from the outflow at the other retention pond at no charge. Richard Eckelberry will verify this with Top Notch Landscaping.

c. Entrance Lighting

Jo Ann Hughes presented to the board a new lighting option to be installed at the entrance. The lighting is a Black Post Light for \$72.19 from Lowes.

Motion was made by Larry Blackwell and was seconded by Bridget Murphy to purchase 4 Black Post lights from Lowes for \$72.19 each and 4 pier mounts for \$5.97 each. The lights will be installed by Don Hughes, who will sign a hold harmless agreement. Call to Vote: All board members voted unanimously to approve. Motion Carried.

d. Surveys/Landscaping around Lake

Richard Eckelberry reported that he has obtained 7 lot surveys so far for the properties around the lake. This item was tabled until Top Notch Landscaping begins to work with the association.

e. 2017 Calendar

Judy Hilliard presented a calendar of events for 2017 to the board.

f. Other old Business

There was no other old business

11) New Business

a. Pool Leak

Jo Ann Hughes reported that Spies Pools had come out and repaired a leak in the pool by one of the lights. The work may have been covered under warranty.

b. Other New Business

Richard Eckelberry will contact the county to see if they will trim the trees that are overhanging into the streets

12) Open Session

There was no further discussion requiring any action from the board.

13) Adjournment

Motion was made by Larry Blackwell and was seconded by Erick Rodriguez to adjourn the meeting at 8:53pm. Call to Vote: All board members voted unanimously to adjourn. Motion Carried.

14) Next Meeting

Next meeting will be on March 28, 2017 at 6:30pm