

MEETING MINUTES

Arrowhead Estates Homeowner's Association
Board of Directors Meeting Minutes
Tuesday, January 26, 2021 at 6:40 PM
Clermont Baptist Church, 16155 Old HWY 50 W

Call to Order:

Judy Hillard called the meeting to order at 6:30 pm

Proof of Notice:

Meeting Notice was posted 48 hours in advance of the meeting as required by Statute.

Quorum:

Board members present for quorum: Judy Hillard, Jo Ann Hughes, Hilda Hunt and Christopher Light. Randy Miller and Stephanie Bare represented Sentry Management.

Minutes:

November 24, 2020 minutes were approved with a motion by Christopher Light and seconded by Jo Ann Hughes. All in favor, Motion passed.

Managers Report:

Report was presented by Randy Miller. Discussion was as followed:

- A) The financial report was presented, discussed and explained.
- B) The Arrears report was discussed.
- C) The violation report was discussed.
- D) The closing report was discussed.
- E) The ARB report was discussed.

Old Business:

- A) 2021 Budget – was approved

- B) Boulders – discussion was held on their location and how they have helped.
- C) Pool Cameras – discussion held update on Murray’s progress with pool cameras.

New Business:

- A) Email system/newsletter – discussion held concerning email addresses.
- B) Front entrance – discussion held on pressure cleaning the front entrance curbs and playground equipment. Need quotes.
- C) Election certificates – discussion held on who has obtained theirs.
- D) Facebook – discussion held on high school students requesting to be “friends” on Facebook.
- E) Litter removal – discussion held regarding litter removal being a part of the landscape contract.
- F) Windows – discussion held on adding mulligans for the windows in the ARB’s.
- G) Landscaping – discussion on front entrance weeds and possible change of plants.
- H) Payment options – discussion held on payment options.

Open Forum:

- A) A homeowner (Cynthia Richards) expressed her concerns about the following:
 - a. Violation letters received.
 - b. Not happy with Sentry Management as a company.
- B) The Board responded as followed:
 - a. The Board informed the homeowner that the Sentry contract started back in July of 2020.
 - b. Board informed the homeowner that they had also received violation letters.
- C) The Board stated the newsletter was ready and had been sent to Bridget Murphy.

Establish Next Meeting:

- A) The next Board meeting will be scheduled for Tuesday, February 23 at 6:30 PM at Clermont Baptist Church.

Adjournment:

Christopher Light motioned to adjourn the meeting; Hilda Hunt seconded; the motion passed unanimously. Meeting Adjourned at 7:25 PM.

Submitted by Randy Miller, CAM, Sentry Management.