

**MINUTES OF  
ARROWHEAD ESTATES HOMEOWNERS' ASSOCIATION, INC.  
REGULAR MEETING OF THE BOARD OF DIRECTORS**

**Date: Tuesday, May 24, 2016, 6:30 o'clock p.m.**

**Place: Clermont Baptist Church, Clermont, Florida**

**Directors Present: Judy Hilliard, Dave Springer, Jo Ann Hughes, Lynn Patrick, Larry Blackwell**

**Directors Absent: Erick Rodriguez, Bridget Murphy**

**Others Present: John L. Bagwell, LCAM, several homeowners**

**CALL TO ORDER**

**Judy Hilliard officiated and called the meeting to order at 6:00 p.m. and a quorum was established and proper 48 hour posted notice was verified.**

**APPROVAL OF MINUTES**

**Larry Blackwell made a motion to approve the minutes of the April 23, 2016 regular directors meeting, as presented. Lynn Patrick seconded the motion and the motion was carried unanimously.**

**COMMITTEE REPORTS**

**Financial Report: John L. Bagwell, of Vista-CAM gave a brief recap of the financial report, stating that the association was in good financial condition. Further details were provided by Jo Ann Hughes, Treasurer. Upon Motion made by Larry Blackwell and seconded by Dave Springer, the report was approved by unanimous vote.**

**Manager's Report: John Bagwell delivered the managers report, a copy of which is attached to these minutes.**

**Violation Report: John Bagwell reported on violations outstanding, including changes that had been made without ARB applications. It was discussed that at the next mass mailing, a clear policy of the ARB application procedure be included.**

**Architectural Review Committee Report: Jo Ann Hughes presented an ARB report, stating that the following ARB Applications had been approved:**

**16202 Apalachee Circle  
16327 Arrowhead Trail  
16138 Arrowhead Trail  
14550 Wishing Wind Way  
16116 Arrowhead Trail (2)  
14701 Timucua Place  
14543 Wishing Wind Way**

## **OLD BUSINESS**

The bid of Scenic View Design and Contracting of Minneola to paint the pool cabana and deck area was approved, with the stipulation that the contractor complete the work by June 9, 2016, and handle the pressure washing for \$300.00 matching the price of Jay Judy. The association manager was directed to notify the owner Shawn Oldham right away.

The offer on the association owned property by TJM MAC LLC was not accepted and the manager was directed to see if the potential buyer would offer an amount equal to all assessments and attorney fees outstanding. If a new offer can be obtained, it will be considered at the next meeting.

An inquiry was made as to the progress being made on the website and the manager agreed to check and update the board with information on what steps needed to be taken next.

The manager had no further information regarding the legal matter at 16542 Arrowhead Trail, but advised that he would check with Penny Walker, Collections Specialist at Vista and report on the progress.

The project regarding new landscaping at the front entrance was being considered and Larry Blackwell said that he would check with Chris Light or Mark Russell for a final proposal on which plants to consider.

The next board meeting at the pool cabana was set for October 15, 2016, to be held in conjunction with the Fall Festival. The motion to so do was made by Jo Ann Hughes and seconded by Lynn Patrick, and carried unanimously.

## **NEW BUSINESS**

The motion was made by Jo Ann Hughes and seconded by Lynn Patrick to procure a "Neighborhood Watch" and "No Soliciting" sign for the entrance to Old County Route 50. The motion passed unanimously.

The issue was raised about people making changes to their homes without ARB applications, and one owner pointed out that if there was no color change, there need not be an application. The property manager pointed out that colors change over the years and the exact same samples might not be available for paint or shingles.

The contract for Applied Aquatic Management, Inc. came up for renewal on June 1<sup>st</sup> with no increase from last year. Upon motion made by Jo Ann Hughes and Seconded by Larry Blackwell, the contract was accepted by unanimous resolution.

The question of charges for Pool Keys was raised and the motion was made by Larry Blackwell and seconded by David Springer to charge \$15.00 for the first replacement key, \$25.00 for the second replacement key, and \$50.00 for the third and subsequent replacement key. The motion carried unanimously.

It was further observe that some nonresidents had been fishing in the large retention pond. Upon motion made by Larry Blackwell and seconded by Lynn Patrick it was unanimously resolved to purchase two signs, one that says "Fishing by Residents ONLY" and one that says "No Trespassing". The motion carried unanimously.

## **OPEN SESSION**

**One resident pointed out that the plants at the entranceway from Old County Route 50 had grown so as to obstruct the view of cars exiting the neighborhood. The manager was directed to ask Ameriscapes to trim them back.**

**It was also suggested that when anybody saw a new “For Sale” sign that they should contact Vista to remind the realtor that the new owner should be given a copy of the governing documents and rules of the community.**

## **ADJOURNMENT**

**Larry Blackwell made a motion that the meeting be adjourned. David Springer seconded the motion and the motion was unanimous. The meeting was adjourned at 7:53 o'clock p.m.**

## **NEXT MEETING**

**June 28, 2016, 6:30 o'clock p.m., Clermont Baptist Church, Old County Road 50, Clermont, FL.**

**Respectfully Submitted  
For the Secretary**

*John L. Bagwell*, LCAM

*Vista Community Association Management*

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