

ARROWHEAD ESTATES HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

Tuesday, September 17, 2019

MINUTES

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

Directors Absent: Eric Rodriguez

Association Management: D. Frazier representing Vista CAM

1. Call to Order:

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

2. Establish Quorum:

- **With 6 of 7 Directors present, a quorum of the Board was established.**

3. Proof of Notice:

- **The meeting notice was posted within the community.**

4. Approval of the Meeting Minutes from the August 20, 2019:

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

5. Financial Report:

- **Frazier informed the members that Vista is in the final audit stage of the software conversion and Financial & Collections reports will be provided at a later date.**

6. ARB Committee Report:

- **Dave provided a brief ARB report noting:**
 - ❖ **16001 AHT – Solar Panels, Approved**
 - ❖ **16146 AHT – Roof Replacement & Paint Exterior, Approved**
 - ❖ **16215 Apalachee – New Windows, Approved**
 - ❖ **16215 Apalachee – Replace Front Door, Approve**
 - ❖ **16509 AHT – Roof Replacement, Approved**

7. Old Business:

- **Community Status Sheet follow up:**
 - **Frazier informed the Board that he received JoAnn's updates and the new data is being entered into our new system. An updated report will be provided as soon as it's completed.**
- **Community well follow up:**
 - **Frazier reported that the well has been fixed and that Top Notch was informed.**
- **Welcome Packets:**
 - **Judy reported that the welcome packets have been delivered to several new owners and Judy suggested folding the info packet into a pamphlet style to save space.**

ARROWHEAD ESTATES HOMEOWNERS ASSOCIATION, INC.

- **Top Notch follow up:**
 - **Frazier reported that he had spoken to Rodney and informed him of the issues at both entrances of the community. Rodney will have someone take a look at the issues and make the corrections.**

8. New Business:

- **Blue Horseshoe Pools Pool Leak Repair:**
 - **JoAnn reported that Blue Horseshoe Pools located a leak at the pool and provided a proposal for the repair. JoAnn moved to approve the repair of the pool leak by Blue Horseshoe Pools, Dave seconded the motion and all were in favor. Motion carried.**
- **Sidewalk Demo Bid:**
 - **The Board reviewed & discussed the sidewalk demo proposals. The Board discussed the possibility of only replacing the sections of sidewalk that are damaged by the tree roots. Bridget moved to approve getting bids to demo and replace only the damaged sections of the sidewalk, Gemma seconded the motion and JoAnn Hughes abstained from the vote, the rest of the Board were in favor. Motion carried.**
- **Oak Tree Root Removal Bid:**
 - **The Board reviewed & discussed the root removal proposals. The Board discussed the possibility of removing the Oak Tree instead of performing the root removal. Gemma moved to approve getting updated bids to remove the Oak Tree, Bridget seconded the motion and JoAnn Hughes abstained from the vote, the rest of the Board were in favor. Motion carried.**
- **Pool Trash Pick Up:**
 - **Judy reported that Pool vendor is leaving the pool trashcan out for pick up, however, she wanted to provide the contact info for Waste Pro just in case it gets missed again. (Waste Pro #(352) 516-8969)**
- **New Neighborhood Watch Signs:**
 - **Judy reported that new neighborhood watch signs were installed and requested Vista reach out to Walter Wolf (352) 303-2101 and request he attend the next meeting.**
- **Next Meeting Date: October 19, 2019 – Saturday Meeting at the pool at 10:00 am.**

9. Newsletter:

- **Judy reported that all newsletter items need to be turned in no later than Nov. 1st.**

10. Events:

- **Judy reported that the Scarecrow contest will be held on Oct. 31st and the next Community Garage sale is scheduled for Saturday, November 9th & Sunday, November 10th.**

11. Open Session:

- **No questions at this time.**

12. Adjournment:

- **With no further association business to discuss, Lynn moved to adjourn the meeting at 7:57 pm, Bridget seconded the motion and all were in favor. Motion carried.**