

# Arrowhead Estates Homeowners' Association, Inc.

## Board of Directors Meeting

Held Tuesday January 24, 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

**Directors Absent:** Erick Rodriguez

**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. The majority of board members were present.

#### 3) **Proof of Notice**

The meeting notice was posted on Sunday January 22, 2017 on the meeting sign at the main entrance to the community, and on the HOA Facebook page

#### 4) **Approval of Previous Meeting Minutes – November 22, 2016**

Motion was made by Lynn Patrick and was seconded by Larry Blackwell to approve the November 22, 2016 Annual Meeting minutes as a draft, until officially approved at the next annual meeting. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

Motion was made by Larry Blackwell and was seconded by Lynn Patrick to approve the November 22, 2016 Organizational and Budget meeting minutes. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

#### 5) **Financial Report**

Richard Eckelberry summarized the December Financials

#### 6) **Managers' Report**

Richard Eckelberry summarized the Managers Report.

Richard Eckelberry stated that he is working on getting quotes for new light fixtures for the entrance.

#### 7) **Inspections Report**

The board received the inspection report. The last inspection was conducted on January 17. The next inspection will be on January 31. The board discussed the property on Arrowhead trail that installed fence without approval, which had a variance request that was denied. The board asked Richard Eckelberry to have the attorney send a notice to the owner. The board also discussed a property on Wishing Wind that was disapproved for their fence. The board asked Richard Eckelberry to send another notice.

#### 8) **Old Business**

##### a. Swim Kids USA

Judy Hilliard read the email from the HOA insurance agent that stated that the insurance carrier would not renew the insurance if Swim Kids USA was allowed to hold swimming lessons at the community pool.

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Motion was made by Larry Blackwell and was seconded by Bridget Murphy to not allow Swim Kids USA to hold swimming lessons at the pool. Call to Vote: All board members present voted unanimously to approve. Motion Carried.  
Richard Eckelberry will notify Swim Kids USA of the board decision based on the information provided by the insurance company.

b. Other old Business

Larry Blackwell stated that he was unable to get any Christmas decorations after the holiday as they were pulled from the shelves too quickly.

9) **New Business**

a. Landscaping items/quotes

This item was tabled until the next meeting

b. Landscape Proposals

Three landscape proposals were received. The proposal did not all quote for the same items. The board of directors discussed the items that they want covered in the proposals. Richard Eckelberry will prepare the list of items to send to back to the vendors and ask them to re-bid.

c. Pool Service Price Increase

An email was previously received after the budget was approved from NC Pool Care that the price was going to increase. Jo Ann Hughes stated she had spoken with NC Pool Care, and they agreed not to increase the price for this year.

d. Other New Business

Jo Ann Hughes asked about the lot surveys for the properties around the pond, so a determination can be made as to where the HOA boundaries are. Richard Eckelberry stated that he has collected 4 survey so far, and has spoken with all the other owners, and they should be sending them in.

Judy Hilliard presented to the board some ideas to include in the 2017 calendar and asked the board to think about them.

The board of directors discussed the next newsletter and ideas of how to circulate it to the owners, such as posting them at the pool, or having the next newsletter state that the future newsletters will be found on the website. The board asked Richard Eckelberry to look into the cost for an open house style sign where owners could take the newsletter directly from that.

The next newsletter will be sent during the first week in March.

Lynn Patrick stated that she has seen individuals fishing in the pond that do not belong to the community and suggested that the sign be moved closer to the street. Jo Ann Hughes stated that she would have Don Hughes move the sign.

10) **Open Session**

There was no further discussion

11) **Adjournment**

Motion was made by Larry Blackwell and was seconded by Bridget Murphy to adjourn the meeting at 7:45pm. Call to Vote: All board members present voted unanimously to adjourn. Motion Carried.

12) **Next Meeting**

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