

Arrowhead Estates Homeowners' Association, Inc.

Board of Directors Meeting

Held Tuesday August 22, 2017 at 6:30pm

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

Meeting Minutes

Directors Present: Dave Springer, Lynn Patrick, Erick Rodriguez, Jo Ann Hughes, Lauren Cross, Bridget Murphy

Directors Absent: Judy Hilliard

Association Manager: Richard Eckelberry representing Vista Community Association Management

1) Call to Order

Erick Rodriguez called the meeting to order at 6:30pm

2) Establishment of Quorum

A quorum of the board was established. A majority of members were present, with Judy Hilliard being absent..

3) Proof of Notice

The meeting notice was posted on Friday August 18, 2017 on the meeting sign at the entrances to the community and was also posted on the HOA facebook page.

4) Approval of Previous Meeting Minutes – July 26, 2017

Motion was made by Lauren Cross and was seconded by David Springer to approve the July 26, 2017 board meeting minutes. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

5) Financial Report

Richard Eckelberry summarized the financials.

Motion was made by Lynn Patrick and was seconded by David Springer to approve the July Financials. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

6) Managers' Report

The board of directors received the managers' report.

Richard Eckelberry reported that he and Jo Ann Hughes met with Top Notch Landscaping to go over the irrigation. While meeting with Top Notch it was found that the irrigation timer was fried and the irrigation could not be inspected. Top Notch recommended trimming down the Birds of Paradise in October. Top Notch has cut the strip of grass on Old Hwy 50 between the retention pond and Greater Hills' retention pond.

7) Inspections Report

The board received the inspection report.

8) ARB Committee Report

There was 1 Approved Application: 16007 Arrowhead Trail for a paver patio.

9) Old Business

a. Irrigation Repair

The irrigation timer was found damaged when Jo Ann Hughes and Richard Eckelberry met with Top Notch. Judy Hilliard and Jo Ann Hughes authorized for the irrigation timer to be replaced for \$265. The timer will be replaced on Thursday August 24th. Richard Eckelberry will schedule to meet with Top Notch again after the timer is replaced to go over the irrigation.

b. Fountain Repair

Jo Ann Hughes reported that the fountain should be repaired and installed this week.

c. Other old Business

Richard Eckelberry reported that he had met with Alarm Protection Services to go over options that could be done with the cameras to catch or prevent kids from getting through the pool fence. Alarm Protection Services stated that the current cameras can be set up with motion capture and send a notification if someone is seen on camera. Alarm Protection Services quoted a \$125 service charge to program and set up so board members could get the notifications. This was tabled to the next meeting.

Richard Eckelberry also reported that he had received quotes from Alarm Protection Services and Security Pro to install beams to criss-cross the pool areas for motion capture and for video monitoring for the board to consider to budget for, for next year.

Richard Eckelberry reported that an email was sent to 16055 Arrowhead Trail advising that they would need to move their fence back to the required setback and re-submit an application for the fence. The owner has not responded that they would comply. The board asked Richard Eckelberry to re-send an email to 16055 Arrowhead Trail advising the owner that the fence must be moved back to the required set-back and an application submitted by September 6, 2017 or they would need to go to mediation.

10) **New Business**

a. 2018 Budget Planning

Jo Ann Hughes reported that she had begun working on the budget. NC Pool Care will be raising their charge to \$850 a month. The budget meeting will be in November.

b. Other New Business

David Springer reported that an owner in the community had passed away suddenly and asked if something could possibly be done for them.

Motion was made by Jo Ann Hughes and was seconded by Erick Rodriguez to purchase a gift card from Publix for \$100 for the Norman family. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

The next newsletter is being worked on and will be out by September 15th.

The trash bins at the pool have not been getting picked up by Lake County Solid Waste. Lake County Solid Waste have previously been picking it up, even though the garbage bins were not the County issued bins. Richard Eckelberry will contact Lake County Solid Waste to see if anything has changed.

11) **Open Session**

An owner commented that the main entrance could use some new landscaping. Richard Eckelberry will get quotes to landscape the entrance to include in the budget for 2018.

The board set the meeting in October to October 21, 2017 at 10am at the pool. The board will give the results for the scarecrow contest at the meeting.

12) **Adjournment**

Motion was made by David Springer and was seconded by Erick Rodriguez to adjourn the meeting at 7:10pm. Call to Vote: All board members present voted unanimously to adjourn. Motion Carried.

13) **Next Meeting**

Next meeting will be on Tuesday, September 26, 2017 at 6:30 p.m. at the Clermont Baptist Church, 16115 Old Hwy 50.