

Arrowhead Estates Homeowners' Association, Inc.

Board of Directors Meeting

Held Tuesday, February 26, 2019 at 6:30pm

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

Meeting Minutes

Directors Present: Judy Hilliard, Jo Ann Hughes, Lynn Patrick, David Springer, Bridget Murphy

Directors Absent: Gemma Waldon, Erick Rodriguez

Association Manager: Richard Eckelberry, LCAM, 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 with five members present. Gemma Waldon and Erick Rodriguez was absent.

3) Proof of Notice

The meeting notice was posted on the meeting sign at the entrances to the community on February 23, 2019 and was also posted on Facebook

4) Approval of Previous Meeting Minutes – January 22, 2019

Corrections were noted as needed in the meeting minutes. Under Financial Report 16500AR should be 16500AT. Under Inspection report 16152AHT should be 16152AT.

Motion was made by David Springer and seconded by Lynn Patrick to approve the January 22, 2019 Meeting minutes with the corrections. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

5) Financial Report

Richard Eckelberry summarized the financials.

Richard Eckelberry will follow up with accounting as the small charges were supposed to be waived for 16500AR, and 16436AT.

Motion was made by Jo Ann Hughes and seconded by David Springer to accept the January 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.

7) Inspections Report

The board of directors received the inspection report. The board had discussion regarding some of the violations.

Richard Eckelberry will have a final notice sent to 16152AT stating that the association will move forward to mediation if the violation is not taken care of.

8) ARB Committee Report

There were 6 approved applications: 16024AT for a repaint. 16201AT for a new roof. 14537WW for a repaint. 16001AT for new windows. 16345AT for new windows. 14536WW for PVC fence and window shutters.

9) Old Business

a. Other Old Business

Judy Hilliard reported that the Easter Egg hunt is the 20th of April. Judy Hilliard will be getting with Gina Rodriguez to coordinate.

Judy Hilliard reported that there is one new owner that needs a welcome pack. Gemma Waldon was looking to contact the county regarding leash laws and signs on property, this was tabled as Gemma Waldon was absent.

The board reported that there are ants all around the pool area and weeds in the main entrance beds that need attention from Top Notch. Richard Eckelberry will get with Top Notch to take care of.

10) **New Business**

a. Electrical Outlets – Main Entrance

3 Estimates were received to install four quad outlets at the center island at the main entrance from Advance Electric, A&E Electric and Heron Electric.

Motion was made by David Springer and seconded by Bridget Murphy to accept the quote from Advance Electric to install the outlets at the center island for \$4498 plus additional \$195 if permit is required. Advance Electric to include in their proposal that they will be responsible for any damages caused by them during the install. Cost to be expensed from the Reserves. Call to Vote: All board members present voted to approve, except for Lynn Patrick who abstained. Motion Carried.

b. 2 Additional Annual Change outs

An addendum to the landscape contract was received from Top Notch Landscaping to add two more annual change outs for an annual cost of \$1050. The board did not move forward on this. The board discussed going out to be for new landscapers. Richard Eckelberry will work with Bridget Murphy on putting together some bid specs.

c. Fountain Maintenance.

An estimate was received from Cascade Fountain Design Group for a quarterly maintenance to the new fountain for \$125 per quarter. The quarterly maintenance would be a 5 year contract and will give a 5 year warranty on the fountain, components and labor.

Motion was made by Jo Ann Hughes and seconded by David Springer to accept the fountain maintenance proposal from Fountain Design Group. Cost to be expensed from the Reserves. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

d. Other New Business

No other new business

11) **Newsletter**

Judy Hilliard reported that April 23rd is the deadline to submit information for the next newsletter, including for the beautiful home award.

12) **Events**

The Garage Sale will be May 4th and 5th. Easter Egg Festival will be April 20th.

13) **Open Session**

There was no further discussion requiring action from the board.

14) **Adjournment**

Motion to adjourn was made by Lynn Patrick and seconded by David Springer at 7:43 pm. Call to Vote: All board members present voted unanimously to adjourn. Motion Carried.

15) **Next Meeting**

Next meeting will be the on Saturday March 30, 2019 at 10:00 a.m. at the Arrowhead Estates Pool Cabana. Flyers for the Easter Egg garage sale will be available.