

Arrowhead Estates Homeowners' Association, Inc.

Board of Directors Meeting

Held Tuesday, January 22, 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, Gemma Waldon, Erick Rodriguez

Directors Absent: Bridget Murphy

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 six members present. Bridget Murphy was absent.

3) Proof of Notice

The meeting notice was posted on the meeting sign at the entrances to the community on January 18, 2019.

4) Approval of Previous Meeting Minutes – November 27, 2018 Annual Meeting as draft. November 27, 2018 Budget/Organization Minutes

Corrections were noted as needed on the November 27, 2018 Annual Meeting minutes. Under Nominations from the Floor – “Voting was cast be” should be “Voting was cast by”

Motion was made by Lynn Patrick and seconded by David Springer to approve the November 27, 2018 Annual Meeting minutes with the corrections as a draft. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

The annual meeting minutes will be formally approved at the next annual meeting

Corrections were noted as needed on the November 27, 2018 Budget/Organizational Meeting minutes. Under Old Business/Main Entrance- Eric Springer should be Eric Rodriguez. Under New Business/Other new Business – Lynn Murphy should be Bridget Murphy

Motion was made by Lynn Patrick and seconded by David Springer to approve the November 27, 2018 Budget/Organizational 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.

Motion was made by Jo Ann Hughes and seconded by David Springer to waive the small charges on 16500AT, 14600DCC, and 16436AT. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

Motion was made by Eric Rodriguez and seconded by Lynn Patrick to approve the December 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. The board asked to get the cost for the next step for 16152AT as they were previously sent a letter from the attorney, and no response was given.

The board had discussion regarding trash, mattresses, sofas, and other items which are causing neighbors to be concerned with rodent at 14614WWW. Richard Eckelberry had sent emails to the owner regarding the trash needing cleaned up. Richard Eckelberry will add the correspondences to the violation report.

8) **ARB Committee Report**

There were 4 approved applications: 16005 Arrowhead Trail for a screen enclosure. 14613 Wishing Wind Way for painting. 14550 Wishing Wind Way for a new roof. 14818 Full Moon Court for pavers for the driveway and Walkway. The board had discussion regarding on whether the Architectural Review Board should formally approve retrospective applications.

9) **Old Business**

a. Other Old Business

The front entrance landscaping has been completed and paid for. Top Notch did use all 50 jasmine in the install. The pool area and playground was treated for red ants back in August. The area was treated again in December after Richard Eckelberry reported ants again.

Jo Ann Hughes reported that Whitaker has also performed a treatment for pests at the pool house in December

There is one new owner. Gemma Waldon will take them a Welcome Packet.

10) **New Business**

a. Fountain

Jo Ann Hughes reported that the fountains motor is shot. Jo Ann Hughes presented a quote from Cascade Water Fountains to install a new fountain with 2 white LED lights and power cables for \$4500

Motion was made by Eric Rodriguez and seconded by Gemma Waldon to accept the quote from Cascade Water Fountains for \$4500 to install the new fountain. Cost to be expensed from the Reserves. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

b. Other New Business

Jo Ann Hughes stated that she would like to get some quotes from electricians to install timers at the monuments at the main entrance and have power run to the center island. Richard Eckelberry will contact electricians.

The board asked to get a price from Top Notch to change the flower planting cycle from quarterly to every other month.

Judy Hilliard presented the draft calendar of events for the year.

Gemma Waldon suggested getting signs put up regarding pet owners not keeping their pets on a leash and cleaning up after them. Gemma Waldon will look into signage and also contact the county.

11) **Newsletter**

Judy Hilliard reported that April 23rd is the deadline to submit information for the next newsletter

12) **Open Session**

There was no further discussion requiring action from the board.

13) **Adjournment**

Motion to adjourn was made by Lynn Patrick and seconded by David Springer at 8:08 pm. Call to Vote: All board members present voted unanimously to adjourn. Motion Carried.

14) **Next Meeting**

Next meeting will be the on Tuesday, February 26, 2019 at 6:30 p.m. at Clermont Baptist Church.