

MEETING MINUTES

Board of Directors Meeting

October 26, 2021

A regular meeting of the Arrowhead Estates Homeowners Association Board of Directors was held on Tuesday, October 26, 2021 at 6:30 p.m., at Clermont Baptist Church, 16155 Old Highway 50 West, Clermont, Florida.

Present from the Arrowhead Estates Homeowners' Association Board of Directors were: Judy Hilliard, Jo Ann Hughes, Hilda Hunt, and Christopher Light. Not present was Eric Rodriguez.

Owner present was: One

Present from Sentry Management was: Janna Laine, Community Manager

CALL TO ORDER

Judy Hilliard called the meeting to order at 6:30 p.m., Eastern Time.

ESTABLISHMENT OF QUORUM

The quorum requirements have been met with 4 members present.

PROOF OF NOTICE OF BOARD MEETING

Board of Director's Notice was posted 48 hours in advance of the meeting as required by Statute.

APPROVAL OF PREVIOUS BOARD MEETING MINUTES

A motion was made by Christopher Light to approve the September 28, 2021 Board of Directors Meeting Minutes. The motion was seconded by Hilda Hunt and unanimous carried.

REPORTS:

(a) Manager's Report:

- Researched the three accounts with overdue balance to see if they were managed by the account with a credit balance. They are different companies.
- Reached out to Top-Notch regarding tree trimming, to begin in November. Also discussed clean up at the Timucua entrance.
- Researched double payment showing for Applied Aquatics, we were billed twice for the May/June/July service. Applied Aquatics will be issuing a credit.
- Budget was finalized with JoAnn Hughes.
- Insurance payment was received for the roof at the pool cabana. There was an issue with the NOC which has since been cleared up and they are working on getting us on the schedule.

(b) Financials Report

- Presented by Janna Laine.
- (c) The Arrears Report was discussed.
 - NOLA letters were mailed out on 10/13/21. One account in arrears has been paid in full.
- (d) The Violation report was discussed.
 - Tour was completed 10/22/21, report will be sent to BOD when letters are sent out.
- (e) Closing Report- One closing was reported this month.
- (f) ARB Report- JoAnn Hughes reported:
 1. 14815 Full Moon – roof, approved
 2. 16509 Arrowhead Trl – windows, approved
 3. 16522 Arrowhead Trl – windows, approved

NEW BUSINESS

- Holiday Decoration will be done over Thanksgiving.
- Ads have been submitted for local papers for the yard sale November 6 & 7th.
- Newsletter will be going out in November.
- Halloween Decorating contest on October 31, 2021.
- Motion by JoAnn Hughes, seconded by Chris Light to ratify the purchase of the well pump at the front entrance for \$6,250.00, AIF.
- Motion by JoAnn Hughes, seconded by Chris Light to table the quotes on the tree removal at the pool and along Old Hwy 50 until January 2022. AIF
- Motion by JoAnn Hughes, seconded by Chris Light to remove board member Erick Rodriguez as a member of the board. Open position can be filled at the Annual meeting. AIF
- There will be a Turnpike Widening Project meeting on November 15th at 1:00pm at the Montverde City Hall, board members will be attending.

NEXT MEETING

The Annual & Budget meeting will be on November 23, 2021 at 6:30pm

ADJOURNMENT

There being no further business to come before the Board, a motion was made by Christopher Light to adjourn the meeting at 7:17 p.m., Eastern Time. The motion was seconded by Hilda Hunt and unanimously carried.

These minutes are subject to approval at the next Board of Directors Meeting