

Arrowhead Estates Homeowners' Association, Inc.

Board of Directors Meeting

Held Tuesday September 26, 2017 at 6:30pm

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

Meeting Minutes

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

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. All board members were present.

3) Proof of Notice

The meeting notice was posted on Friday September 22, 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 – August 22, 2017

Motion was made by Erick Rodriguez and was seconded by Lauren Cross to approve the August 22, 2017 board meeting minutes. Call to Vote: All board members voted unanimously to approve. Motion Carried.

5) Financial Report

Richard Eckelberry summarized the financials.

Motion was made by Erick Rodriguez and was seconded by Lauren Cross to approve the August Financials. Call to Vote: All board members voted unanimously to approve. Motion Carried.

6) Managers' Report

The board of directors received the managers' report.

7) Inspections Report

No inspections were completed during the month of September due to the hurricane. The board reported an inoperable vehicle parked the wrong way in the street on Arrowhead Trail by Full Moon Court. Richard Eckelberry will send a notice and also report it to the sheriff.

8) ARB Committee Report

There was 2 Approved Application: 16006 Arrowhead Trail for the removal of a palm tree. 14601 Wishing Wind for Solar Panel installation.

Jo Ann Hughes stated that there are a couple properties that were approved for painting back in March and May and they have only painted partially. Richard Eckelberry will look into and contact the owners.

9) Old Business

a. Irrigation Repair

The irrigation timer was replaced on Thursday August 24th. Richard Eckelberry still needs to schedule to meet with Top Notch to go over the irrigation repairs needed. This was postponed due to the hurricane.

b. Security Cameras

The board had discussion regarding installing beams to criss-cross the pool area for motion capture and video monitoring. Alarm Protection Services also quoted \$125 service charge to program and set up so board members could get notifications from the current motion capture cameras. The board decided to table this item until next year, but will include \$1500 in the 2018 budget for the installation of the motion capture beams.

c. 16055 Arrowhead

An email from 16055 Arrowhead Trail was received in response to the board decision at the last meeting and the email was sent to the association's attorney. The association's attorney is recommending to meet to discuss.

Motion was made by Erick Rodriguez and was seconded by Bridget Murphy for Jo Ann Hughes, David Springer, and Eric Rodriguez to get all the details and timelines for this case and schedule a meeting with the attorney to go over. Call to Vote: All board members voted unanimously to approve. Motion Carried.

d. 2018 Budget Discussion

Jo Ann Hughes stated that she has been working on the budget and the annual assessment is projected to be the same. Jo Ann Hughes stated that she wants to talk to the Vista office regarding the postage and copy charges as she feels they are high

e. Other Old Business

Judy Hilliard offered thanks for Bridget and Jerry Murphy for the newsletter and for Don Hughes and David Springer for the fountain repair.

10) **New Business**

a. Hurricane Damage Update

Richard Eckelberry reported that the tree that was blocking the road to the pool and the debris at the main entrance was taken care of right away after the hurricane by Top Notch Landscaping. Top Notch provided a quote of \$450 to remove the large limb that had fallen by the pool parking area.

Motion was made by Erick Rodriguez and was seconded by Lauren Cross to accept the quote from Top Notch Landscaping to remove the large limb by the pool parking area for \$450. Call to Vote: All board members voted unanimously to approve. Motion Carried.

The board agreed to give owners until October 15th to have any fences down and other debris on the property cleaned up. The board will put a notice on the HOA Facebook page and will also send out a flyer.

b. Year End CPA Engagement

Motion was made by Jo Ann Hughes and was seconded by Erick Rodriguez to approve year end CPA engagement with Joseph Michalak. Call to Vote: All board members voted unanimously to approve. Motion Carried.

c. Annual Meeting Discussion

The board received the draft annual meeting notices. Corrections were noted as needed on the notice. Richard Eckelberry will make the corrections and send to the board before it is mailed in October. Erick Rodriguez, Lynn Patrick, and Bridget Murphy are up for election.

d. Other New Business

The board reminded that the results for the scarecrow contest will be at the October 28th board meeting. Bridget Murphy, Debbie Cruz, Lauren Cross, and Liz Thompson will be judges of the scarecrow contest.

11) **Open Session**

An owner commented regarding vehicles parking too close to the corner of an intersection. It was recommended to report it to the sheriff whenever it occurs.

Owner, Debbie Cruz reported that there are plans for new construction to widen the turnpike and suggested to petition for a sound barrier. Richard Eckelberry will look into on the association can make the petition. Debbie Cruz also suggested that the association should look into annexing the association over to the city of Clermont. The board asked Debbie Cruz to research into it and provide some information to the board.

Owner Karl Schneider inquired from the board if he could bring in a POD to put in his driveway to work on moving items out. The board agreed that he could bring in the POD for 2 weeks.

12) **Adjournment**

Motion was made by Erick Rodriguez and was seconded by Bridget Murphy to adjourn the meeting at 7:38pm. Call to Vote: All board members present voted unanimously to adjourn. Motion Carried.

13) **Next Meeting**

Next meeting will be on Saturday, October 28, 2017 at 10:00 a.m. at the Arrowhead Estates Pool.