

**MINUTES OF  
ARROWHEAD ESTATES HOMEOWNRES' ASSOCIATION, INC.  
REGULAR MEETING OF THE BOARD OF DIRECTORS**

**Date: Tuesday, August 23, 2016, 6:30 o'clock p.m.**

**Place: Clermont Baptist Church, 16115 Old Highway 50, Clermont, Florida**

**CALL TO ORDER**

**Judy Hilliard officiated and called the meeting to order at 6:30 p.m. and a quorum was established and proper 48 hour posted notice was verified.**

**PRESENT**

**Directors Present: Judy Hilliard, Bridgett Murphy, Jo Ann Hughes, Larry Blackwell, Lynn Patrick, Erick Rodriguez and David Springer were present.**

**Others Present: John L. Bagwell, LCAM.**

**APPROVAL OF MINUTES**

**Larry Blackwell made a motion to approve the minutes of the July 26, 2016 regular directors meeting, as presented. Erick Rodriguez seconded the motion and the motion was carried unanimously.**

**COMMITTEE REPORTS**

**Financial Report: John Bagwell, Community Association Manager, gave a brief recap of the financial report, stating that the association was in good financial condition. Upon Motion made by Larry Blackwell and seconded by Erick Rodriguez, the report was approved by unanimous vote.**

**Manager's Report: John Bagwell delivered the managers report, a copy of which is attached to these minutes for informational purposes.**

**Violation Report: John Bagwell reported on violations outstanding. Inspections were conducted on Friday, August 12, 2016. A copy of the Violations Report was included in each board member's packet. Mr. Bagwell reported that there had been some improvement regarding the property near the Old Highway 50 entrance. Concerns had been expressed about parking on the grass, and the tenant maintaining a trailer on the property. Larry Blackwell read aloud the portion of the CC&Rs that prohibited the keeping of chickens on the property.**

**Architectural Review Committee Report: Jo Ann Hughes reported that all ARB applications submitted in July, subsequent to the last board meeting, and all submitted in August to date, had been approved.**

**16116 Arrowhead Trail, Driveway Extension and 12X12 Shed.**

**16201 Arrowhead Trail, Paint Exterior of Home.**

**16500 Arrowhead Trail, Removal of a Tree, and installation of a Patio area for barbecue.**

**14628 Wishing Wind Way, Install Garage Door.**

## **14624 Dream Catcher, Removal of Palm Tree.**

### **OLD BUSINESS**

**Front Entrance Landscaping.** The matter of the front entrance will be considered at the September Meeting.

**Other.** The board thanked Don Hughes for fixing the irrigation timers and installing the signs. Richard Galiatsatos reminded the board to check the new website and their email addresses for functionality. Jo Ann Hughes informed the board that the manager had been successful in having Alarm Protection Systems waive the \$125.00 charge for a maintenance call that the board felt could have been handled by phone.

### **NEW BUSINESS**

Under new business, the board next considered the new rule change that had been proposed, and sent to all owners more than 14 days prior to the meeting. Upon Motion made by Larry Blackwell and seconded by Lynn Patrick, the following rule was unanimously adopted:

*“This Rule augments Article IX Restrictive Covenants, Section 2, ‘Obnoxious or Offensive Activity.’ It pertains to All Common Property including easements, retention ponds, landscaped areas, the swimming pool, the playground and surrounding common areas. No area of common property shall be used for riding, operating, or using motorized vehicles, including but not limited to cars, trucks, motorcycles, dirt bikes, bicycles, golf carts, go-carts, four-wheelers, skateboards, scooters, any kind of boat or vessel for water, or any other related item as deemed, inappropriate by the Board of Directors. Such activity disturbs the peaceful and safe use of the property for others and creates liability and insurance issues for the Association. Exceptions will only be made on a case by case basis as determined by the Board of Directors for items such as using a boat to service or replace the fountain in the pond, or moving items into place for an Association sanctioned function such as the Annual Easter Egg Hunt and Annual Block Party.”*

*Further, this rule, along with the document entitled “Planning Criteria” dated July 18, 2006, which is incorporated by reference, shall henceforth be known and referred to as one combined document called “Arrowhead Rules and Regulations and Architectural Review Board Planning Criteria.”*

The board next considered the CPA’s Compilation Report which was provided for each member from Joseph R. Michalak, LLC, the association’s accountant. Upon motion made by Erick Rodriguez and seconded by Larry Blackwell, the board unanimously resolved to accept the Compilation Report, as presented.

**Swimming pool leak testing.** The board next considered the proposal by Spies Pools, LLC for testing the pool for leaks. The board had two proposals, one for a dye test of the pool itself and the other for a hydrostatic test of the pipes beneath the ground. The bids were \$545.00 plus tax and \$2,195.00 plus tax, respectively. The board authorized the

manager to see if Spies would conduct both tests for the price of \$2,195.00, starting with the dye test. If the dye test proved to be conclusive, then the total amount proposed by the board would be the \$545.00 and the second test would be unnecessary. In the alternative, if Spies was not willing to do this, the manager was asked to bring a counterproposal back to the board. Jo Ann Hughes made a motion to authorize the manager to pursue this which was seconded by Larry Blackwell. The motion passed unanimously.

#### **OPEN SESSION**

All homeowners present were given time to voice their concerns. One owner asked about the policy on screen doors over garage doors and a particular type of door with a ½ window. The board asked her to submit an ARB application and the matter would be decided and she would be notified. Another owner expressed concern about a trash can violation for a container that was placed on the side of his house, but without a fence or barrier. The rule was explained to the owner and the board asked the manager to hold off on further letters to the owner until the next board meeting.

#### **ADJOURNMENT**

Larry Blackwell made a motion that the meeting be adjourned. Dave Springer seconded the motion and the motion was unanimous. The meeting was adjourned at 7:46 o'clock p.m.

#### **NEXT MEETING**

September 27, 2016, 6:30 o'clock p.m., Clermont Baptist Church, Old County Road 50, Clermont, FL.

**Respectfully Submitted**  
**For the Secretary**

*John L. Bagwell*, LCAM

*Vista Community Association Management*

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