

Arrowhead Estates Homeowners' Association, Inc.

Board of Directors Meeting

Held Tuesday April 29, 2017 at 10:00am

At the Arrowhead Estates Swimming Pool Cabana, Clermont, FL 34711

Meeting Minutes

Directors Present: Judy Hilliard, Larry Blackwell, Dave Springer, Jo Ann Hughes, Erick Rodriguez

Directors Absent: Lynn Patrick, Bridget Murphy

Association Manager: Richard Eckelberry representing Vista Community Association Management

1) Call to Order

Judy Hilliard called the meeting to order at 10:00am

2) Establishment of Quorum

A quorum of the board was established. A majority of members were present, with Lynn Patrick and Bridget Murphy being absent.

3) Proof of Notice

The meeting notice was posted on Tuesday April 25, 2017 on the meeting sign at the entrances to the community.

4) Approval of Previous Meeting Minutes – March 28, 2017

Motion was made by Larry Blackwell and was seconded by David Springer to approve the March 28, 2017 board meeting minutes. 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 Larry Blackwell and was seconded by David Springer to approve the March Financials 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 received the inspection report.

Richard Eckelberry inquired from the board on how to proceed with properties that have violations and have not responded or taken care of them, such as driveways needing to be cleaned. The board stated to send the details to them to make a decision on whether to send a notice to those properties that if the violation isn't cleared, then the HOA will do it and charge the cost to their account.

8) ARB Committee Report

There were 2 Approved Applications: 16226 Arrowhead Trails to paint the front door and to install shutters on the front window. 16436 Arrowhead Trail for landscaping in the front of the house.

9) Old Business

a. Entrance Lighting - Update

The new light fixtures have been installed at the main entrance and look good.

b. Pond Survey - Update

A quote to do the survey around the pond was received from Blackburn Surveying, Inc for a cost not to exceed \$500.

Motion was made by Jo Ann Hughes and was seconded by Erick Rodriguez to accept the quote from Blackburn Surveying, Inc to have the survey done for around the pond. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

c. Other old Business

Judy Hilliard reported that Easter egg hunt was a success.
The community garage sale is next weekend.

10) New Business

a. Motion Light at pool parking lot

A quote was received from Alarm Protection Center to install 2, 180 degree motion activated lights on the camera pole by the pool parking area for \$350.
The board asked Richard Eckelberry to get additional quotes for the motion lights and also to contact Duke Energy to inquire about installing an additional light pole in the parking area.

b. Perimeter fences

A quote was received from Pioneer Environmental Services to clean all the perimeter fences that border the community for \$1500.
The board further discussed this and determine that the fences belong to the property owners where the fence is situated on and should be the responsibility of the owners to clean.

c. Pet request

A request was received from an owner requesting to be able to keep their pet micro-mini pig, after they had received a violation notice for having it.

Motion was made by Erick Rodriguez and was seconded by David Springer to allow the owner to keep their pet micro-mini pig. Call to Vote: Judy Hilliard – Yes. Jo An Hughes – Yes. David Springer – Yes. Erick Rodriguez – Yes. Larry Blackwell - No. Motion Carried.

d. Other New Business

Judy Hilliard reported that because of the vandalism at the pool, that the community is on schedule for patrol from the sheriff.

The sheriff advised to have a lockbox with a key at the gate so that they could have access to the pool area in case of an emergency. David Springer stated that he had an extra lockbox that he could provide.

11) Open Session

There was discussion regarding litter in the pond. The pond is maintained by Applied Aquatic Management on a quarterly basis. Richard Eckelberry will ask Top Notch if they can make sure to clean anything that is at the waters edge. An owner stated that there are bare areas of grass along the fence line on Old Highway 50. Richard Eckelberry will look into this.

12) Adjournment

Motion was made by Erick Rodriguez and was seconded by Judy Hilliard to adjourn the meeting at 10:49am. Call to Vote: All board members present voted unanimously to adjourn. Motion Carried.

13) Next Meeting

Next meeting will be on Tuesday, May 23, 2017 at 6:30 p.m.