

APPROVED MEETING MINUTES

Arrowhead Estates Homeowner's Association
Board of Directors Meeting Minutes
Tuesday, November 24, 2020 at 6:40 PM
Clermont Baptist Church, 16155 Old HWY 50 W

Call to Order:

Judy Hillard called the meeting to order at 6:50 pm

Proof of Notice:

Meeting Notice was posted 48 hours in advance of the meeting as required by Statute by Dave.

Quorum:

Board members present for quorum: Judy Hillard, Jo Ann Hughes, Hilda Hunt, Bridget Murphy, & Erick Rodriguez. Randy Miller represented Sentry Management.

Minutes:

October 24, 2020 minutes were approved with a motion by Bridget Murphy and seconded by Hilda Hunt. All in favor, Motion passed.

Managers Report:

Report was presented by Randy Miller. Discussion was as followed:

- A) The financial report was presented, discussed and explained.
- B) The Arrears report was discussed.
 - a. Motion to waive any late fees or interest charges under \$10.00.
 - i. 1st: Joann Hughes, 2nd: Hilda Hunt, all in favor; Motion Passed.
- C) The violation report was discussed.
- D) The closing report was discussed.
- E) The ARB report was discussed.
 - a. 4 applications have been received and approved.

Old Business:

- A) Yard Sale:
 - a. The yard sale was discussed.

New Business:

- A) Community newsletter:
 - a. The community newsletter was discussed.
 - i. If anyone is interested in submitting anything, please contact Judy Hilliard by January 11th.
 - ii. The newsletter will be distributed on January 15th.
- B) 2021 Budget:
 - a. The 2021 budget was approved.
- C) Appointing of a new Board member:
 - a. A motion was made by Joann Hughes to appoint Chris Light. Bridget Murphy seconded the motion. Chris Light has accepted the remaining Board term.
 - b. All in favor; Motion passed.

Open Forum:

- A) A homeowner (John Martin) expressed his concerns about the following:
 - a. Violation letters received.
 - b. Concerned that they are not receiving any responses back when calling or emailing.
 - c. Concerned about the curbing in the neighborhood.
 - d. Not happy with Sentry Management as a company.
- B) The Board responded as followed:
 - a. The Board would like the homeowner to attend more meetings.
 - b. The Board discussed prior issues with the past management company.
 - c. Board would like to look into GoToMeeting Option.
- C) A homeowner (Al Sugrim) expressed his concerns about the following:
 - a. The homeowner did not receive any information when they moved into the neighborhood.
 - b. No directions were given on how to sign up for anything or information on ARB requests.
 - c. The Homeowner was concerned on where the money is being spent.
- D) The Board is looking for any volunteers who would like to help with the welcome committee and welcoming new homeowners.

Establish Next Meeting:

A) The next Board meeting will be scheduled for Tuesday, January 26th at 6:30 PM at Clermont Baptist Church.

Adjournment:

Bridget Murphy motioned to adjourn the meeting; Hilda Hunt seconded; the motion passed unanimously. Meeting Adjourned at 7:50 PM.

Submitted by Randy Miller, CAM, Sentry Management.

APPROVED