

# Arrowhead Estates Homeowners' Association, Inc.

## Board of Directors Meeting

Held Tuesday July 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

**Directors Absent:** 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. A majority of members were present, with Bridget Murphy being absent..

#### 3) Proof of Notice

The meeting notice was posted on Saturday July 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 – June 27, 2017

Motion was made by Jo Ann Hughes and was seconded by Erick Rodriguez to approve the June 27, 2017 board meeting minutes with the correction. 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 Erick Rodriguez and was seconded by Jo Ann Hughes to waive the interest on all accounts \$2.72 and under. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

Motion was made by Erick Rodriguez and was seconded by Jo Ann Hughes to approve the June 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 asked the board for direction regarding garbage containers being left out on the side on the house. The HOA documents require that bins must be screened from view. The board decided to hold sending notices for garbage's on the side of the house until after the next newsletter.

#### 8) ARB Committee Report

There was 1 Approved Application: 14812 Full Moon Court for solar panels.

#### 9) Old Business

##### a. Irrigation Repair

An irrigation repair quote was previously provided by Top Notch Landscaping for \$730 to replace broken irrigation heads and other irrigation items. A second quote was received from Central Florida Turf and Designs for \$575. Richard

Eckelberry reported that Daybreak Irrigation went to investigate the irrigation and found wires were pulled and stripped at the timer and couldn't give an estimate. Richard Eckelberry will schedule to meet with Top Notch Landscaping to go over the irrigation system

b. Pool Fence

A quote was received from Complete Custom Fence to install horizontal bars to the pool fence around the cabana for \$790. Another quote was received from Complete Custom Fence to install a chain link fence on the pool fence around the cabana for \$700. The board decided not to take any action. Richard Eckelberry will look into the cost for camera monitoring.

c. Other old Business

A letter was received from 16055 Arrowhead Trail requesting to be allowed to keep their fence. The application for the fence for this property was previously denied due to the ARB setback requirements. The owner had installed the fence despite the denial.

Motion was made by Jo Ann Hughes and was seconded by Erick Rodriguez to deny the owner of 16055 Arrowhead Trails request to keep their fence. The owner must resubmit a new application with the proper setback requirements. Once approved the owner must correct the fence to the required setback. The owner will need to attend mediation should they refuse to comply. Erick Rodriguez – Yes. Judy Hilliard – Yes. Jo Ann Hughes – Yes. Lynn Patrick – Yes. David Springer – Abstained. Lauren Cross – No. The majority of board members voted to approve. Motion Carried.

10) **New Business**

a. Insurance Renewal

Motion was made by Jo Ann Hughes and was seconded by Erick Rodriguez to approve the insurance renewal from Southstar Insurance for \$3120. To be paid in full. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

b. Meeting Signs

3 Quotes were received for 2 new meeting signs. Fast Signs quoted \$203.30. Signarama quoted \$244.33. South Lake Quick Print quoted \$139.10

Motion was made by David Springer and was seconded by Erick Rodriguez to accept the quote from South Lake Quick Print for \$139.10. Cost to be expensed from 6720 Supplies. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

c. Other New Business

Jo Ann Hughes reported that the pool water was found to be green. Spies Pools came out and found that the recirculating pump had a leak. Spies Pools made the repair

Jo Ann Hughes reported that the fountain hadn't been working for a couple of days. Don Hughes had replaced the GFI and also pulled the motor to see if he could fix it.

Motion was made by Erick Rodriguez and was seconded by David Springer to spend up to \$2000 for a new motor if Don Hughes could not fix it. To be expensed from the Reserves. Call to Vote: All board members present voted unanimously to approve. Motion Carried.

Judy Hilliard thanked Bridget and Jerry Murphy for working on the newsletter and for Richard G for posting it on the website.

11) **Open Session**

Owners voiced concerns regarding violations in the community. Richard Eckelberry encouraged owners to report any violations that are noticed to him.

There was no further discussion requiring action from the board.

12) **Adjournment**

Motion was made by David Springer and was seconded by Erick Rodriguez to adjourn the meeting at 8:10pm. Call to Vote: All board members present voted unanimously to adjourn. Motion Carried.

13) **Next Meeting**

Next meeting will be on Tuesday, August 22, 2017 at 6:30 p.m. at the Clermont Baptist Church, 16115 Old Hwy 50.