

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

**Date: Saturday, April 23, 2016, 10 o'clock a.m.**

**Place: Arrowhead Estates Pool Cabana, Clermont, Florida**

**Directors Present: Judy Hilliard, Erick Rodriguez, Jo Ann Hughes, Bridget Murphy, Larry Blackwell**

**Directors Absent: Lynn Patrick**

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

**CALL TO ORDER**

**Judy Hilliard officiated and called the meeting to order at 10:02 a.m. and a quorum was established and proper 48 hour posted notice was verified.**

**APPROVAL OF MINUTES**

**Larry Blackwell made a motion to approve the minutes of the March 22, 2016 regular directors meeting, as presented. Erick Rodriguez seconded the motion and the motion was carried unanimously.**

**COMMITTEE REPORTS**

**Financial Report: John L. Bagwell, of Vista-CAM gave a brief recap of the financial report, stating that the association was in good financial condition.**

**Manager's Report: John Bagwell delivered the managers report, a copy of which is attached to these minutes. Mr. Bagwell reported that Hartman and Sons contractors had written up specifications for the pool painting project and that as soon as those specifications can be prepared to send to previous bidders, all bidders would be asked to make sure that their bids are all consistent.**

**Violation Report: John Bagwell reported that inspections had begun and that future reports would be specific as to those violations.**

**Architectural Review Committee Report: Jo Ann Hughes presented an ARB application, as follows:**

**16006 Arrowhead Trail, removal of a palm tree.**

**The application was approved.**

**OLD BUSINESS**

**Regarding the issue of whether to purchase new security cameras for the entrance way on Route 455 and at Old County Road 50, Larry Blackwell made a motion that the association not install additional cameras. The motion was seconded by Judy Hilliard, and**

carried unanimously.

The project regarding new landscaping at the front entrance was tabled until the next meeting. Larry Blackwell stated he would meet with Mark Russell to get a proposal to present at the next meeting.

There was a discussion on the current website “arrowheadstates.info” currently being hosted by Dot Easy. Larry Blackwell made a motion that the association terminate its relationship with Dot Easy and switch over to “AtHomeNet” which interfaces with the TOPS accounting software used by the management company. The motion was seconded by Erick Rodriguez and carried unanimously.

The incident that occurred a while back wherein several young people bent the pool fence and trespassed on the pool property was brought up. There was a discussion that expressed disappointment with the way the local police authorities had handled the case, but it was decided that no further action should be taken to reinforce the fence at this time. Erick Rodriguez pointed out that the incident had been several months ago, and because the young people had been confronted by the police, it was thought that maybe they had gotten the message.

#### **NEW BUSINESS**

The board acknowledged that the excavation project performed by AmeriScapes, had been completed and should be paid from the association’s reserve account. Upon motion made by Larry Blackwell and seconded by Erick Rodriguez, it was unanimously resolved to use funds in the reserve account to pay the AmeriScapes invoice for excavating the material from the retention ponds and creating a berm behind the pool cabana area.

The board next considered the vacancy on the board created by the resignation of Karl Schneider. Dave Springer expressed a willingness to serve on the board. Upon motion made by Jo Ann Hughes and seconded by Judy Hilliard, the board unanimously voted to fill the unexpired term of Karl Schneider with Dave Springer, effective at the next meeting of the board. Judy Hilliard will be acting president until elections, Eric Rodriguez will act as vice president until elections, Dave Springer will be a Director. Motion carried.

The issue of the complaints regarding a dog being left on a chain at 16548 Arrowhead Trail came up again. After discussion, it was decided that more specific photograph evidence would be needed to convince animal control to take action. Several residents in the general area said they would try to get photographic evidence and talk to the neighbors on either side to monitor the situation. No specific action was taken by the board.

The manager advised the board that he had received a communication from an investor that was interested in possibly buying the HOA’s interest in the association owned home at 14614 Wishing Wind Way. Larry Blackwell made a motion to get an official and more specific proposal from interested party. The motion was seconded by Judy Hilliard. Motion carried.

The board stated that there had been much confusion as to what the policy has been regarding interest on the unpaid balance for owners who chose to pay their yearly assessments in four installments. Upon motion made by Erick Rodriguez and seconded by Larry Blackwell, the following policy was adopted unanimously:

*Annual Assessment fees for Arrowhead Estates can be paid in four (4) installments. The first installment is to be made on February 1, second installment on March 1, third installment on April 1, and final and last installment on May 1. There will be NO interest or late fee charged if payments are paid by the exact due date each month, which is the first day of each month as listed above. This policy shall be followed each year until the board decides by a vote to change this policy.*

*If payments are NOT paid in FULL on or before May 1, interest and late fees will be charged on any account balance at that time. Interest shall be charged at the highest rate allowed by Florida Statute.*

*Because of the turnover between World of Homes and Vista Community Association Management, no interest will be paid if the account is PAID IN FULL by May 1, 2016. Any fees charged prior to May 1, 2016 will be credited back to the homeowner's account. This is for 2016 only!*

#### **OPEN SESSION**

No issues requiring action were presented. Owners were permitted to comment on all items as they came before the board and then given time to express concerns at the end of the meeting. By the end of the meeting most of the owners appeared to be pleased with the actions being taken.

#### **ADJOURNMENT**

Larry Blackwell made a motion that the meeting be adjourned. Judy Hilliard seconded the motion and the motion was unanimous. The meeting was adjourned at 11:23 o'clock a.m.

#### **NEXT MEETING**

May 24, 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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