

DRAFT MEETING MINUTES

Board of Directors Meeting

April 27, 2021

A regular meeting of the Arrowhead Estates Homeowners Association Board of Directors was held on Tuesday, April 27, 2021 at 6:30 p.m., at Clermont Baptist Church, 16155 Old Highway 50 West, Clermont, Florida.

Present from the Arrowhead Estates Homeowners' Association Board of Directors were: Judy Hilliard, Jo Ann Hughes, Hilda Hunt, and Christopher Light. Not present was Eric Rodriguez.

Owner present was: Eric Barefoot, Bridget Murphy

Present from Sentry Management was: Saira Arroyo, Community Manager

CALL TO ORDER

Judy called the meeting to order at 6:30 p.m., Eastern Time.

ESTABLISHMENT OF QUORUM

Judy announced the quorum requirements have been met with 4 members present.

PROOF OF NOTICE OF BOARD MEETING

Board of Director's Notice was posted 48 hours in advance of the meeting as required by Statute.

APPROVAL OF PREVIOUS BOARD MEETING MINUTES

A motion was made by Christopher Light to approve the March 23, 2021 Board of Directors Meeting Minutes as presented. The motion was seconded by Jo Ann Hughes and unanimous carried.

REPORTS:

(a) Manager's Report:

Camera at pool area- Still ongoing- Mr. Miller will continue to look for a solution.

- Board requested that Mr. Miller contact Alarm Protection at 352-394-8884, company repaired DVR in July 2020. Board would like to know if it was replaced or repaired and if there was a warranty.
- Check with Spectrum if they are billing a rental fee for any of the equipment. Saira checked the invoice and there is a fee of \$4 for the modem.
- Call Insight Wireless for possible repair.

Roofing for Cabana- Only one bid was received.

Tour of Property-

- Board inquired if March tour was completed, if so, what was the date. Ms. Arroyo will ask Mr. Miller to send an update to the Board.

(b) Financials Report

- Follow up on payment to Baptist Church, \$300.00, invoice was to be paid by February. Ms. Arroyo to follow up Baptist Church to inquire about the invoice pending.
- Funky Town payment for pressure washing \$525.00. Vendor was paid Wednesday April 28th.

(c) The Arrears Report was discussed. Board would like the pages numbered on the arrears report. Board inquired about the first three accounts and asked if they are with the attorney. Account # 010012, 030157, 010002.

(d) The Violation report was discussed.

- Board requested the Manager check with Association's Attorney on status of the two violations there were sent: 16548 – Truck parked in street and 16000 Trailer parked by home and vehicle parked on sidewalk, both items were to be resolved by February 19, 2021. Ms.

Arroyo reached out to the attorney and requested a status report. The report was forwarded to the Board. Ms. Jo Ann responded to the attorney questions regarding both violations.

(e) Closing Report- The closing report was discussed.

(f) ARB Report- JoAnn Hughes reported:

1. 16344 Arrowhead Trail – New Windows installation was approved on March 27, 2021
2. 16214 Arrowhead Trail - Replacement fence was approved on April 8, 2021
3. 16453 Arrowhead Trail – Remove tree & replace driveway & replace fence was approved on April 15, 2021
4. 14608 Eagle Eye Court – Repaint home was approved on April 18, 2021
5. 14601 Dream Catcher Court – Pool installation was approved on April 24, 2021
6. 14512 Wishing Wind Way – Driveway extension was approved on April 24, 2021

OLD BUSINESS

- Pool deck has ants, exterminator is scheduled for April 26, 2021.
 - Vendors needs updated information for Association, some do not have correct information. 16216 Arrowhead Trail is correct address for pool
- Newsletter is schedule for April 16, 2021
- Community Yard Sale is schedule for April 24 and 25, 2021
- The Association will celebrate 25-year anniversary this fall. Board would like to plan something for the community.
- Boulder placement in cul-de-sac
 - Owner Eric Barefoot had several questions.
 - Why were only two cul-de-sacs completed? Areas that were having the most complaints were given the boulder first.
 - When are the other 4 cul-de-sacs due to be completed? Nothing is planned in the near future; however, all cul-de-sacs will be completed.
 - Were other options explored before putting in the boulders? Yes, trees were planted, but were run over by vehicles parking in the grass area.

NEW BUSINESS

- a) Lounge Chairs at the pool were cleaned, but don't look too good.
- b) Pool Deck resurface matter was tabled for future discussion.
- c) Judith presented the News Letter went out on April 16th.

NEXT MEETING

Next Board of Directors Meeting will be Tuesday, May 25, 2021 at 6:30 p.m.

ADJOURNMENT

There being no further business to come before the Board, a motion was made by Christopher Light to adjourn the meeting at 7:20 p.m., Eastern Time. The motion was seconded by Hilda Hunt and unanimously carried.

These minutes are subject to approval at the next Board of Directors Meeting