

Arrowhead Estates Homeowners' Association, Inc.

Board of Directors Meeting

March 23, 2021

A regular meeting of the Arrowhead Estates Homeowners Association Board of Directors was held on Tuesday, March 23, 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, Eric Rodriguez and Christopher Light.

Owner present was: Eric Barefoot

Present from Sentry Management was: Beth Yousey, 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 all 5 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 February 23, 2021 Board of Directors Meeting Minutes as presented. The motion was seconded by Eric Rodriguez 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 to see if router is a residential or commercial grade.
- Call Insight Wireless for possible repair.

Roofing for Cabana- Only one bid was received.

Tour of Property- Completed on Feb 19, 2021; 31 violations were reported

- Board inquired if March tour was completed, if so, what was the date. Ms. Yousey 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.

- Follow up on Funky Town payment for pressure washing \$525.00, vendor is calling for payment.
- (c) The Arrears Report was discussed.
- (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.
- (e) Closing Report- No new closing.
- (f) ARB Report- JoAnn Hughes reported:
 1. 16345 Arrowhead Trail - Replacement of mailbox was approved on March 9, 2021
 2. 16500 Arrowhead Trail - Replacement of roof was approved on March 19, 2021
 3. 16542 Arrowhead Trail - Repainting of house was approved on March 19, 2021

OLD BUSINESS

- (a) Front Entrance, Mr. Light stated it is looking better and moving in the right direction.
- (b) Facebook, Mrs. Hilliard is still working on the criteria for who would be allowed on the Homeowner's Facebook page.
 - Sentry needs to send Mrs. Hillard a list of all homeowners.
- (c) Litter removal –
 - Sentry to request that Top Notch clean up litter around pool area and parking lot.
- (d) Pool Cabana Roof and Pool Camera- Update is in the Manager's report.
 - Board needs scope of work for cabana roof, so all bids received are on same items.

NEW BUSINESS

- Pool deck has ants, exterminator is scheduled for April 26, 2021.
 - Vendors need 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.

NEXT MEETING

Next Board of Directors Meeting will be Tuesday, April 27, 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 7:25 p.m., Eastern Time. The motion was seconded by Eric Rodriguez and unanimously carried.

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