

MEETING MINUTES

Board of Directors Meeting

July 27, 2021

A regular meeting of the Arrowhead Estates Homeowners Association Board of Directors was held on Tuesday, July 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: None

Present from Sentry Management was: Randy Miller, Community Manager and Janna Laine, 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 Jo Ann Hughes to approve the June 22, 2021 Board of Directors Meeting Minutes. The motion was seconded by Christopher Light and unanimous carried.

REPORTS:

(a) Manager's Report:

- Additional 3 **roofing bids**. A motion was made by Christopher Light not to exceed \$5,300 on roof bids, seconded by Hilda Hunt. (AIF)
- Bid for additional **chair strapping**.

(b) Financials Report

- Presented by Randy Miller.

(c) The Arrears Report was discussed.

- A motion was made by Christopher Light to send out the new 30 day notice to anyone over \$500, seconded by Hilda Hunt.
- A motion was made by Christopher Light to waive the ITL fee \$107.55 on account 010012, wait for additional payment on account 010002. Seconded by Judy Hilliard. (AIF)

(d) The Violation report was discussed.

(e) Closing Report- No closings this month.

(f) ARB Report- JoAnn Hughes reported:

1. 16208 Arrowhead Trail – Planting bolovilla plants was approved.
2. 14601 Wishing Wind – Replace 10 windows and three doors was approved.
3. 16500 Arrowhead Trail – Replace front grass with zoysia grass and paver stones. Approval for grass only, paver stones denied.

OLD BUSINESS

- a) Trailer violation – trailer has been removed.

NEW BUSINESS

- a) Yard Sale – decide the date for the yard sale at the next meeting

NEXT MEETING

Next Board of Directors Meeting will be Tuesday, August 24, 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 7:17 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