

EASTRIDGE LOT OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 19, 2006

1. A quorum was established:

In attendance: Mr. Archie Barnhart, President
 Mr. James "Dorris" Delbridge, Vice President
 Ms. Susan Wentz, Treasurer
 Mr. Michael Bond, Director
Not in attendance: Ms. Jaclyn Lembree, Secretary

2. The meeting was called to order at 7:10 pm by Mr. Barnhart.

3. Proof of Notice was given.

4. Reading and Adoption of Minutes and Manager's Report:

Minutes were accepted. Ms. Wentz motioned to adopt the minutes from August 9, 2006, motion seconded by Mr. Delbridge. Motion carried unanimously.

5. Old Business:

- a. Update on Collections for Lot 153 – To date no payments have been made. Currently all information is with a judge/attorney for further review; no ruling yet.
- b. Children at Play Signs – currently at Mr. Bond's house; Mr. Barnhart to coordinate installation with Mr. Bond; signs to be posted on speed limit signs
- c. Landscape Bids – one bid received from Diamond Landscaping for \$595.00 per month. Includes: all mowing, trimming, edging, blowing, fertilizer, weed control, palms at front entrance trimmed, garden maintenance, mowing hillside of retention area on north end of Eastridge. Also included free landscaping and addition of decorative cement borders at front entrance. Mr. Bond motioned to accept Diamond Landscaping bid, Mr. Delbridge seconded the motion. Motion carried unanimously.
- d. 2007 proposed budget – Reviewed and changes made by Board Members present; Archie to send updated budget to Joey Arroyo, Sentry Management; proposed budget to be presented at next scheduled Annual Budget meeting on October 2, 2006. Mr. Delbridge motioned to approve proposed changes, Mr. Barnhart seconded the motion. Motion carried unanimously.

6. New Business:

- a. Financial Review – Accepted by Board Members present; Ms. Wentz to contact Joey Arroyo, Sentry Management for additional information on accounts receivable report showing past due small dollar amounts for certain homeowners.

- b. Community Website – Expired on 7/17/06; credit/debit card required to Renew website contract; waiting for funds to establish petty cash fund account and order debit card
 - c. Petty Cash Fund – Mr. Barnhart returned request form for petty cash fund check to Joey Arroyo, Sentry Management; Sentry to forward \$250 check to Ms. Wentz to establish Eastridge’s petty cash fund account.
 - d. Architectural Review Board (ARB) - Mr. Barnhart to contact members to request a meeting be scheduled before 10/1/06 to discuss ARB action plan and house painting colors.
7. The next meeting is scheduled for Monday, October 2, 2006 at 7:00 pm, Minneola City Hall. This will be a Board meeting combined with the Annual Budget meeting for all homeowners.
8. There being no further business to come before the Board, a motion to adjourn was made by Mr. Barnhart and seconded by Mr. Delbridge. Meeting was adjourned at 8:45 pm.