

East Ridge Lot Owners Association, Inc.
Board of Directors Meeting
February 22, 2006
Minutes

1. A quorum was established:

In Attendance: Ms. Susan Wentz, President
Mr. Ken Uddenback-Smiech, Vice President
Mr. Archie Barnhart, Secretary
Ms. Linda Burris, Treasurer
Mr. Joey Arroyo, Sentry Management

2. The meeting was called to order at 7:17 p.m. by Mr. Arroyo.

3. Proof of Notice was given.

4. Reading and Adoption of Minutes:

- Ms. Wentz motioned to adopt the minutes from January 12, 2006 as presented. Ms. Burris seconded motion and was carried unanimously.

5. Financial Review:

- Financial Report was reviewed.
- Management was directed to check on the collection activity for account 65.
- Report was filed for Audit.

6. ARB Applications:

- A. **945 Scenic View:** Mr. Uddenback-Smiech motioned to deny the re-paint of home. The motion was seconded by Ms. Wentz and passed unanimously.
- B. **844 Marquee:** Ms. Burris motioned to deny the re-paint of home. The motion was seconded by Mr. Barnhart and passed unanimously.
- C. **928 Scenic:** Mr. Barnhart motioned to deny the re-paint of home. The motion was seconded by Ms. Burris and passed unanimously.
- D. **937 Marquee:** Ms. Wentz motioned to approve the repaint of home and the replacement of the wood fence to a PVC fence. The motioned was seconded by Ms. Burris and passed unanimously. Mr. Uddenback-Smiech abstained from the vote.
- E. **901 Scenic:** Ms. Burris motioned to approve the re-paint of home. Motion seconded by Mr. Barnhart and passed unanimously.
- F. **830 Parrish:** Ms. Burris motioned to approve the re-paint of home. Motion seconded by Mr. Barnhart and passed unanimously.
- G. **847 Parrish:** Ms. Burris motioned to approve the tile of front porch area. Motion seconded by Mr. Barnhart and passed unanimously.

7. Old Business.

- A. The Board of Directors chose the colors for the re-paint of the entry signs.
- B. Mr. Barnhart motioned to appoint 831 Parrish as the yard of the month. The motion was

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seconded by Mr. Uddenback-Smiech and carried unanimously.

C. Management and Ms. Burris gave an update on the progress of cementing the center islands.

D. Discussion on the Sentry Management contract was tabled.

E. Management was directed to send a letter to St. Johns Water Management District to find out exactly what are the problems in the ponds that is holding the transfer of the permits.

8. New Business:

A. Management explained the collection policy again to the Board.

B. Mr. Uddenback-Smiech motioned to approve an Easter egg hunt for April 8, 2006 between the hours of 10:00 am and 12 noon. The cost for the activity should not exceed \$250.00. The motion was seconded by Ms. Burris and passed unanimously.

C. The Board of Directors elected April 10, 2006 at 7:00 for the day of the Annual meeting to take place at the City of Minneola.

D. Owner Concerns were addressed.

E. Discussion on the Children at Play signs was tabled.

F. Management was directed to get information on adding a stop sign on the corner of Parrish and South Street.

9. The Board established their next meeting for March 27, 2006 at 7:00 p.m. at The Sentry Management Clermont Office, 1645 East Highway 50, Suite 201 Clermont, Florida.

10. There being no further business to come before this Board a motion to adjourn was offered by Mr. Barnhart and seconded by Ms. Burris and the meeting was adjourned at 9:10 p.m.