

**Eastridge Lot Owners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**January 8, 2007**

1. A quorum was established.

In Attendance: Mr. Archie Barnhart, President  
Mr. James Delbridge, Vice President  
Mrs. Susan Wentz, Treasurer  
Mrs. Jaclyn Lembree, Secretary  
Mr. Michael Bond, Director

2. The meeting was called to order at 6:06 pm by S. Wentz.

3. Proof of notice was given.

4. **Reading and Adoption of Minutes:**

- M. Bond motioned to accept the minutes.
- Motioned seconded by S. Wentz.
- Motion carries unanimously.

5. **Old Business:**

- Winners of Holiday Decorating Contest named
  1. First Place: 828 Marque
  2. Second Place: 920 Marque
  3. Third Place: 1056 Scenic View
  4. Honorable Mention: 903 Parrish
  
- Newsletter Updates:
  1. Susan and Jackie to revise email received from J. Delbridge
  2. Out to community by February 1<sup>st</sup>
  3. Information to be included:
    - Questions from the community
      - Reference Articles and Paragraphs from Covenants
    - Include information regarding website
    - ARB Information
    - Complaint of Violation
    - Lawn Services
  
- Landscape Company Update
  1. A. Barnhart motioned to accept Diamond Services to perform landscaping duties.
  2. Motioned seconded by M. Bond
  3. Motioned carried unanimously
    - Archie and Susan to review and sign new contract/agreement
    - Contract to be effective on February 15, 2007
    - \$560/mth; billing on the 15<sup>th</sup> of every month
    - HOA to give 30 day notice to PLM (current landscapers)

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6. New Business:

- ARB
  1. No new information to bring to the board.
  2. Ben Lembree to re-do ARB application.
  3. Application to be found on website
  
- Eastridge Lot Owners Association Annual Meeting
  1. Scheduled for Monday, April 10, 2007; 7:30 pm; Minneola City Hall
  2. S. Wentz to contact Joey Arroyo – Sentry Management
  3. Talk Points
    - South Street Extension
      - Contact Planning Board
  4. Board Member to canvas neighborhood to increase attendance  
**(TABLE FOR FEB MTG)**
  
- Reorganization of Officers:
  1. As of December 11, 2006, A. Barnhart sent written notice to remaining board resigning his position as President of the Eastridge HOA Board.
    - S. Wentz motioned to accept Archie’s resignation
    - Motion seconded by J. Delbridge
    - Motion carried unanimously
  2. New officers nominated and assigned
    - PRESIDENT
      - A. Barnhart nominated S. Wentz
      - M. Bond seconded
      - No more nomination brought before the Board
      - S. Wentz appointed President
    - SECRETARY/TREASURER
      - M. Bond nominated J. Lembree
      - J. Delbridge seconded
      - No more nomination brought before the Board
      - J. Lembree appointed Secretary/Treasurer
    - VICE PRESIDENT
      - M. Bond nominated A. Barnhart
      - J. Delbridge seconded
      - No more nomination brought before the Board
      - A. Barnhart appointed Vice President
  
- Review Board of Director Power and Duties
  1. S. Wentz motioned to accept duties
  2. Motioned seconded by A. Barnhart
  3. Motion carried unanimously
    - *No Trespassing* – No board members are allowed on a homeowners’ property to check on a violation unless authorized by homeowner.
    - *Homeowners Complaints* – Complaints must be in writing and delivered to board members and/or presented to Board of Directors at next meeting.

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- *Collections* – Any homeowner who is inquiring on a property that has been sent to collections/foreclosure must contact Joey Arroyo at Sentry Mgmt. Board members should not speak to homeowners in regards to these questions.
  - Reassign Violations
    1. S. Wentz motioned to accept reassignment of violations to M. Bond
    2. Motioned seconded by J. Delbridge
    3. Motion carried unanimously
  - April Easter Event (**TABLED FOR FEB MTG**)
  - Letter of Intent to Enforce – To File with County (**TABLED FOR FEB MTG**)
7. The Board established their next meeting for February 5, 2007 at 6:00 p.m.
8. Move to adjournment. Adjourned at 6:58 pm
- M. Bond motioned to adjourn.
  - Seconded by J. Delbridge.

*Jaclyn Santiago Lembree*, Secretary/Treasurer, Eastridge Lot Owners Association, Inc.