

**East Ridge Lot Owners Association, Inc.**  
**Board of Directors Meeting**  
**August 13, 2007**  
**Minutes**

1. A quorum was established:

In Attendance: Ms. Ferrilyn Trovinger, President  
Ms. Laura Diem, Vice President  
Ms. Shirley Rainey, Director  
Ms. Linda Burris, Director  
Mr. Joey Arroyo, Sentry Management

2. The meeting was called to order at 7:04 p.m. by Ms. Arroyo.

3. Proof of Notice was given.

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

Ms. Diem to adopt the minutes of July 2, 2007 as presented. The motion was seconded by Ms. Burris and passed unanimously.

5. **ARB Applications:**

No ARB applications were presented.

6. **Financial Review:**

Financial Report was reviewed. Report was filed for Audit.

7. **Old Business:**

- A. Ms. Burris gave an update on her efforts in getting the entry sign easement.
- B. Ms. Diem motioned if the sign easement is signed, contract with Creative Concrete to install curbing at the entry signs. The motion was seconded by Ms. Rainey and carried unanimously.
- C. Ms. Diem motioned if the sign easement is signed, contract with PLM to install red cypress mulch after curbing is installed. The motion was seconded by Ms. Rainey and carried unanimously.
- D. The palm tree trim has been completed.
- E. Ms. Trovinger motioned to have the North retention pond maintained at a cost of \$600.00. This motioned was seconded by Ms. Burris and carried unanimously.
- F. Discussion on the repair of the West pond was tabled. Management was directed to contact St. Johns Water Management District and get their approval for the repair.
- G. Ms. Burris was directed to have G and G Maintenance install the solar lighting for the signs. Ms. Rainey seconded the motioned and passed unanimously.
- H. Discussion on the 2008 annual budget was tabled. Management was directed to contact PLM and get a cost for quarterly maintenance of the North pond.
- I. The Board of Directors determined that the community yard sale will be on October 27, 2007.

**8. New Business:**

- A. No new discussion on the website was entertained.
- B. Ms. Diem motioned to have Management send violations to the Association's attorney if no compliance after the third letter. The motion was seconded by Ms. Rainey and carried unanimously.
- C. Owner Concerns:  
Management was directed not to waive the late fees and interest to account 159.

9. The Board established their next meeting for September 10, 2007 at 7:00 p.m. at Sentry Management's Clermont Office, 1645 East Highway 50, Suite 201, Clermont, Florida 34711.

10. There being no further business to come before this Board a motion to adjourn was offered by Ms. Burris and seconded by Ms. Rainey and the meeting was adjourned at 8:23 p.m..

Respectfully submitted,

Joey Arroyo, LCAM  
Association Manager

Date Adopted\_\_\_\_\_