

**East Ridge Lot Owners Association, Inc.**  
**Board of Directors Meeting**  
**July 2, 2007**  
**Minutes**

1. A quorum was established:

In Attendance: Ms. Ferrilyn Trovinger, President  
Mr. Corey Mathias, Secretary / Treasurer  
Ms. Shirley Rainey, Director  
Ms. Linda Burris, Director  
Mr. Joey Arroyo, Sentry Management

2. The meeting was called to order at 7:18 p.m. by Mr. Arroyo.

3. Proof of Notice was given.

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

Ms. Rainey to adopt the minutes of May 7, 2007 and May 30, 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. Rainey motioned to change the Sentry Management contract from an accounting only to a full service contract starting July 1, 2007. Also in efforts to save \$0.25 cents a month per door the Board of Directors agrees to have quarterly meetings. This motion was seconded by Ms. Burris and passed unanimously.
- B. Management is directed to have the Association's attorney change the owner names on the Easement agreement for the entry signs and forward to Ms. Burris so she can try to get the appropriate signatures.
- C. Ms. Burris motioned to have the \$250.00 petty cash account transferred to Mr. Mathias. This motion was seconded by Ms. Rainey and passed unanimously.
- D. Ms. Rainey motioned to sign the property insurance waiver presented by Sentry Management. This motion was seconded by Ms. Trovinger and carried unanimously.
- E. Management presented a verbal quote from Creative Concrete to for the installation of landscape curbing for the entry signs at a cost of \$1,474.00. Further discussion was tabled at this time.
- F. Discussion on the mulch for the entry signs was tabled.
- G. Ms. Trovinger motioned to have the palm trees at the front entrance trimmed as quoted. The motion was seconded by Ms. Burris and carried unanimously.
- H. Discussion on the retention pond mowing was tabled.
- I. Management presented a verbal quote from Creative Concrete to for the repair of the retention pond at a cost of \$4,632.00. Further discussion was tabled at this time.
- J. Discussion on the solar lighting for the entrance signs was tabled.

**8. New Business:**

- A. Ms. Rainey motioned to enter in to the payment plan presented with account number 22 as presented. The motion was seconded by Ms. Trovinger and passed unanimously.
- B. The Board of Directors established the 2008 budget meeting to be held on September 10, 2007. The location and time will be determined at a later time.
- C. Owner Concerns:  
The community yard sale will be held during the month of October with the date to be established at a later time.

- 9. The Board established their next meeting for August 13, 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 Mr. Mathias and seconded by Ms. Burris and the meeting was adjourned at 8:49 p.m..

Respectfully submitted,

Joey Arroyo, LCAM  
Association Manager

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