

East Ridge Lot Owners Association, Inc.
Board of Directors Meeting
September 10, 2007
Minutes

1. A quorum was established:

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

2. The meeting was called to order at 7:20 p.m. by Ms. Arroyo.

3. Proof of Notice was given.

- Ms. Trovinger joined the meeting at 7:22 p.m.

7. **Old Business:**

E. 2008 Budget: Ms. Diem motioned to adopt the 2008 budget as presented. Ms. Rainey seconded the motion. The Board of Directors answered questions from the membership that was present. Ms. Trovinger voted in favor and Mr. Mathias voted against. Motion passed three (3) to one (1).

- The Board temporarily adjourned the Board of Directors meeting to start the Special Members meeting at 7:53 p.m..
- Mr. Arroyo re-convened the Board of Directors at 7:54 p.m..

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

Ms. Diem to adopt the minutes of August 13, 2007 as presented. The motion was seconded by Ms. Trovinger 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. Mr. Arroyo explained that the entry sign easement has been completed by the owners and will be forwarded to Larsen and Associates P.A. for recording as soon as Ms. Trovinger signs it today.
- B. Ms. Trovinger motioned to have the landscape borders installed with “sloping Border”, Texture “Eurostyle Flemish” and the colors to be “Adobe Buff” and “Coral Beige” the motion was seconded by Ms. Rainey. Motion carried unanimously.
- C. Management explained that we are still trying to meet with St. John’s Water Management District to discuss the repair.
- D. Ms. Rainey motioned to approve the landscaping contract amendment for the additional maintenance of the pond. The motion was seconded by Mr. Mathias and carried unanimously.
- E. The 2008 budget was approved previously.

- F. Everything related to renewal of the website has been completed. Mr. Mathias motioned to register the domain name for another two (2) years at a cost of \$40.00. Motion seconded by M Rainey and passed unanimously.

8. New Business:

- A. Ms. Diem motioned to engage Arrington and Company to perform the yearly audit and file the 2007 taxes. The motion was seconded by Mr. Mathias and passed unanimously.
 - B. The Board of Directors discussed the owners concerns received not direction or motioned were entertained.
 - C. A welcome committee is being established to present new owners with a welcome package.
 - D. Ms. Diem motioned to create a Halloween Costume contest for the kids under 12 years of age. The committee should not exceed \$100.00 in expenses for this activity. The motion was seconded by Mr. Mathias and carried unanimously.
9. The Board established their next meeting for January 07, 2008 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. Trovinger and seconded by Ms. Rainey and the meeting was adjourned at 8:58 p.m..

Respectfully submitted,

Joey Arroyo, LCAM
Association Manager

Date Adopted _____