

Eastridge Lot Owners Association, Inc.
Board of Directors Meeting
August 11, 2008

Minutes

1. A quorum was established:

In Attendance: Ms. Ferri Trovinger, President
Ms. Laura Diem, Vice President
Ms. Susan Wentz, Secretary/Treasurer
Ms. Shirley Rainey, Director
Ms. Linda Burris, Director
Ms. Gerri P. Daly, Sentry Management

2. The meeting was called to order at 7:00 PM by Ms. Trovinger.
3. Proof of Notice was given in a timely and appropriate manner.
4. Reading and Adoption of Minutes:

Ms. Wentz presented a motion to adopt the minutes of July 14, 2008 as revised. The motion was seconded by Ms. Diem and the motion passed unanimously.

5. Manager's Report:

Reading of the report was not necessary there were no questions regarding Ms. Daly's report.

6. Financial Review:

A Financial Report and Financial Summary for the month of July. There were no questions regarding the report and it will be filed for audit.

7. Old Business:

- A. St. Johns River Water Management District Letter to Banyan:
Ms. Wentz reported to the board that she spoke directly with Mr. Beatty when he was in her neighborhood supervising the project that SJRWMD directed them to accomplish. Heavy equipment was brought in to move dirt to correct the swales. Sod will placed after the equipment work is completed.

Ms. Daly indicated that she would attempt to contact Wil Causseaux to request that he notify her when he will re-inspect the property so that she could join him if possible.

8. New Business:

- A. ARC Application: 824 Scenic View Circle would like to circumvent various water problems he is having by installing a 50 ' by 17" wall. Ms. Wentz will speak with the homeowner and look at the proposed site.
- B. Ms. Rainey indicated that her neighbor's lawn at 993 Scenic View was absolutely disgraceful. No one lives in the home and it has a For Sale sign in the yard. Ms. Rainey has heard about "Self-Help" projects that can help the board clean up the yards of certain abandoned homes. Ms. Daly indicated that she would read the documents to see if they allow "self-help" and then a notice would be sent to the last known address of the owner advising them that they had 15 days to clean up their yards or it would be done by the board and charged to their accounts. Ms. Daly would obtain bids for the lot mowing.
- C. Management was also requested to obtain a bid from Diamond Quality Lawn Services for the common ground area.
- D. Board members requested a copy of the Owners List and management will supply each board member with an alphabetical listing at the next meeting.
- E. Other Items Discussed: Ms. Wentz introduced a billing statement from Domain Registry to retain the website name for Eastridge LOA for two (2) years at \$50.00. Ms. Diem presented a motion to pay the two (2) year fee at \$50.00 to retain the domain name and Ms. Rainey seconded the motion. The motion passed unanimously.

9. Scheduling of the Next Meeting Date:

The next meeting is scheduled for Monday, September 15, 2008 at 7:00 PM at the Sentry Management Office in Clermont.

10. Adjournment:

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 8:55 PM.

Respectfully submitted,

Gerri P. Daly, LCAM
Community Association Manager

Date Adopted: _____