

**Eastridge Lot Owners Association, Inc.**  
**Board of Directors Meeting**  
**December 01, 2008**

**Minutes**

1. Establish a Quorum: A quorum was established and the meeting was called to order by Ms. Trovinger at 7:05 PM. In attendance:

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

Absent: Ms. Linda Burris, Director

2. Proof of Notice was given in a timely and appropriate manner.

3. Reading and Adoption of Minutes: Ms. Wentz presented a MOTION to adopt the minutes of November 03, 2008 as submitted. The MOTION was seconded by Ms. Rainey and the MOTION passed unanimously.

4. Manager's Report: Reading of the report was not necessary. There were no questions regarding Ms. Daly's report.

Ms. Trovinger indicated that the sod work that Banyan did to satisfy the St. Johns River Water District permit has washed out and there is again a dirt slide. Management was directed to advise both Banyan and St. Johns.

5. Financial Review: A Financial Report and Financial Summary for the month of November 2008 was submitted. There were no questions regarding the report and it will be filed for audit.

However, Ms. Diem presented a MOTION as follows: Homeowners who have not paid their FULL annual assessment, plus any accrued fees and interest, within 366 days, will be sent to the attorney for foreclosure proceedings. Ms. Rainey seconded the MOTION and the MOTION was unanimously approved by the board of directors.

6. Old Business: None at this time.

8. New Business:

A. There were no new ARC applications received. However, Ms. Daly indicated that she had missed several phone calls from Mr. Mears relating to the letter that was mailed to him regarding the garage door not being painted white. (The letter mailed to the owner stated the front door by mistake and Ms. Daly told the owner of her mistake during the phone call in which they finally connected.) Ms. Daly advised that the chairperson of the ARC would like to straighten out any misunderstanding that the form created; Mr. Mears did not wish to make any mistakes about the regulations and I assured him that Mr. Diem would like to have the correct application on file.

B. Review of Self-Properties:

The review indicated that no new properties would be added and that Diamond Quality Services would continue mowing five (5) properties until advised to do otherwise.

9. Scheduling of the Next Meeting Date: The next meeting is scheduled for Monday, January 05, 2009 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. Rainey and seconded by Ms. Diem and the meeting was adjourned at 8:45 PM.

Respectfully submitted,

Gerri P. Daly, LCAM  
Community Association Manager

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