

East Ridge Lot Owners Association, Inc.
Board of Directors Meeting
February 04, 2008
Minutes

1. A quorum was established:

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

Also in Attendance: Kenn Uddenback-Smiech, Resident
Susan Wentz, Resident

2. The meeting was called to order at 7:05 PM by Ms. Daly.

3. Proof of Notice was given.

4. Reading and Adoption of Minutes:

- Ms. Diem presented a motion to adopt the minutes of January 07, 2008 as presented. The motion was seconded by Ms. Burris and the motion passed unanimously.

5. Manager's Report:

- Ms. Daly reviewed her report and discussed various ARC policies. Board members will submit the "old" policy to management so that we can follow the original policies.
- There were no questions regarding the manager's report since several issues would be discussed as included on the agenda.

6. Financial Review:

- Ms. Daly reviewed the December, 2007 Financial Summary with the board; the report will be filed for audit. Management requested Mr. Mathias to cash the last \$250.00 petty cash check.

7. Old Business:

A. Front Entrance Lighting: Discussion pursued and it was again decided not to place any more money into the present location of the lights because of vandalism. The Board has requested management to locate the original bid to see if the vendor followed the installation of commercial grade lighting for the front entrance area. The Board has cumulatively stated that the lights did not work after they were installed and then "repaired" once.

B. Lot 012: Ms. Daly requested direction from the Board with respect to our attorney's e-mail dated November 30, 2007 as to whether or not the board wanted to proceed with this matter. Management has been directed to telephone Code Enforcement in the City of Minneola to report the conditions at lot 012. In addition, Ms. Daly will request Frank Ruggieri, with Larsen & Associates, to send a letter to lot 012's attorney requesting that he clean up the front of his home. Ms. Diem presented a motion, seconded by Ms. Raines, to proceed with action against lot 012 with Code Enforcement in the City of Minneola in addition to the Association's attorney taking action by first writing to the owner's attorney. A unanimous vote was received.

C. St. John's River WMD: The board reviewed Mr. Causseaux's letter in response to the Association's solution to the swale problem at the back water retention area. Management was directed to write to Banyan regarding the situation and advise again that the permit is still in Banyan's name and that the deficiencies that SJWMD requires to be "fixed" should be accomplished by them promptly.

D. Violation letters: Ms. Daly reviewed the Property Notebook for violations in the community and learned from Ms. Trovinger that a resident phoned her when he received a violation letter from management regarding his boat in the driveway. Ms. Trovinger will be phoning him rather than requesting management to do so.

E. ARB applications: One application was received from Lot owner at 1061 Scenic View Circle, to paint the outside of their home using colors provided by Ms. Burris. The Board unanimously approved the application and management will send a letter to the resident approving the application.

8. New Business:

- A more detailed lawn care contract was submitted by K & T Lawn Care LLC at the meeting for the board's review. Ms. Trovinger requested a copy of the present PLM contract so that the board can compare the two contracts and the item will be added to the agenda for the next meeting. Management again reminded the board that Sentry Management's responsibility to them is to advise that they should not hire a vendor without workers compensation insurance. K & T Lawn Care stated that they are exempt in the State of Florida since he has no employees – it is a one man operation. Management will have the board president sign a Waiver for Sentry's files if the board approves the K & T contract.

- An Easter Egg Hunt was discussed and the board appointed the following committee for the occasion: John Diem, Susan Wentz and Kenn Uddenback-Smiech. The event will be held on Saturday, March 22, 2008, at 10 AM until 12 Noon. The committee will plan the events for the children.

- The board appointed an ARC committee this evening; those appointed: Susan Wentz, Kenn Uddenback-Smiech, John Diem and Ms. Trovinger will be requesting another volunteer if she would like to join the committee.

9. The Board established the next meeting for March 3, 2008 at 7:00 PM 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. Trovinger and the meeting was adjourned at 8:40 PM.

Respectfully submitted,

Gerri P. Daly, LCAM
Community Association Manager

Date Adopted: _____