

East Ridge Lot Owners Association, Inc.
Board of Directors Meeting
January 07, 2008
Minutes

1. A quorum was established:

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

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

2. The meeting was called to order at 7:20 PM by Ms. Daly.

3. Proof of Notice was given.

4. Reading and Adoption of Minutes:

- Ms. Raines presented a motion to adopt the minutes of September 10, 2007 as presented. The motion was seconded by Ms. Diem and the motion passed unanimously.

5. Manager's Report:

- Ms. Daly read her report and indicated that the December, 2007 Financial Report had not been delivered to her in a timely manner for the meeting. The Board agreed that it could be included in the next board packet.
- 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 November, 2007 Financial Summary with the board; the report will be filed for audit.

7. Old Business:

A. Front Entrance Lighting: Discussion pursued and it was decided not to place any more money into the present location of the lights because of vandalism. Management was directed to request the electrician if there was an alternative of placing the lights in the trees to point their light down to the signs. A motion was not required and Ms. Raines withdrew her motion.

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 was directed to inquire of the attorney as to the cost to take the owner to a mediation process in order for the owner to cooperate in keeping his property in a manner that will not affect the value of the other owners' property. Ms. Daly will send Frank Ruggieri, with Larsen & Associates, a copy of the pictures taken this AM. Ms. Diem presented a motion, seconded by Mr. Mathias, to proceed with mediation if it is within the scope of affordability for the community. A unanimous vote was received.

C. St. John's River WMD: Management was directed to follow up again with Mr. Causseaux, possibly by telephone rather than letter. The Board is concerned with respect to their liability of the retention pond area. St. John's, however, has not responded to any written letters since Mr. Arroyo began communication.

D. Violation letters: Ms. Daly reviewed the Property Notebook for violations in the community and received permission to delete any of the violations recorded prior to November 1, 2007. It was noted that commercial vehicles (of a proper size description) were permitted to be in the owner's driveway. The Board unanimously approved of placing an Intent To Lien on Lot 126 immediately since the condition of the outside of the lot appears to be abandoned and the post office does not have a forwarding address for the owner.

E. ARB applications: One application was received from Lot owner at 869 Scenic View Circle, to stain his driveway and path to front door with Quickrete Stain in the color Quarry Red. The Board unanimously approved. Ms. Diem abstained.

F. 2008 Schedule for Board Meetings: Ms. Diem presented a motion to schedule monthly board meetings as required by the Bylaws for the first Monday of each month at 7:00 PM at the Sentry Management's Clermont Office. The motion was seconded by Ms. Burris and was approved unanimously.

8. New Business:

- A draft lawn care contract was submitted by K & T Lawn Care LLC for the board's review. Ms. Diem requested that K & T Lawn Care prepare another contract including more detail so that the entire board can review it to compare to the present contract of PLM that expires in May, 2008. Mr. Uddenback-Smiech will prepare another contract and submit it before the next board meeting.

9. The Board established the next meeting for February 04, 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. Rainey and seconded by Ms. Burris and the meeting was adjourned at 8:35 PM.

Respectfully submitted,

Gerri P. Daly, LCAM
Community Association Manager

Date Adopted: _____