

Eastridge Lot Owners Association, Inc.
Board of Directors Meeting
July 14, 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. Gerri P. Daly, Sentry Management

Absent: Ms. Linda Burris, Director

2. The meeting was called to order at 7:15 PM by Ms. Trovinger.
3. Proof of Notice was given in a timely and appropriate manner. In addition the Notice to Homeowners was mailed in a timely manner to advise that the guidelines, rules and regulations and such other business as may lawfully be conducted will take place at the July 14, 2008 meeting.

4. Reading and Adoption of Minutes:

Ms. Diem presented a motion to adopt the minutes of June 09, 2008 as submitted. The motion was seconded by Ms. Raines 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 June, . There were no questions regarding the report and it will be filed for audit. Ms. Daly noted that the arrearages have dropped remarkably again this month.

Ms. Daly requested direction from the Board regarding the waiving of fees under \$5.00 on the aging report. Ms. Trovinger presented a motion to waive any fees under Five Dollars (\$5.00) and Ms. Raines seconded the motion. The motion passed unanimously.

Ms. Wentz presented a motion to forward three (3) homeowners' accounts (Lots 60, 137 ad 150) to the attorney for foreclosure action. Ms. Diem seconded the motion and it passed unanimously.

7. Old Business:

- A. Review and Approval of Handbook for Homeowners. Ms. Diem as Chairperson of the Committee, began with the General Restrictions and read each of the numbered items for those in attendance at the meeting. Very few were revised and Ms. Rainey stated that the entire Committee did a very fine and thorough job for the community with this project.

Ms. Trovinger presented a motion to approve the Handbook as reviewed and revised at this meeting and the motion was seconded by Ms. Rainey. A unanimous vote approved the motion.

Ms. Diem will deliver a final copy of the Handbook to Ms. Daly before Friday, July 18, 2008, and Ms. Daly will prepare a draft cover letter to be mailed to all homeowners by Longwood within the next two weeks.

8. New Business:

- A. ARC Application: 1072 Scenic View Circle

Ms. Wentz submitted the approved Application for the above address for the owner to paint their home. Ms. Daly will send a letter to the homeowner advising them of the ARC's approval.

- B. Management was directed to advise Larsen & Associates that the Board wants to close the file on Lot 012 at this time.

- C. Other Items Discussed: None.

9. Scheduling of the Next Meeting Date:

The next meeting is scheduled for Monday, August 11, 2008 at 7 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. Trovinger and the meeting was adjourned at 9:25 PM.

Respectfully submitted,

Gerri P. Daly, LCAM
Community Association Manager

Date Adopted: _____