

Eastridge Lot Owners Association, Inc.
Board of Directors Meeting
October 06, 2008

Minutes

1. A quorum was established:

In Attendance: Ms. Ferri Trovinger, President
Ms. Laura Diem, Vice President
Ms. Susan Wentz, Secretary/Treasurer
Ms. Linda Burris, Director
Ms. Shirley Rainey, 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. Rainey presented a MOTION to adopt the minutes of September 15, 2008 as submitted. The MOTION was seconded by Ms. Ferringer 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.

Ms. Rainey wanted to express her thanks to the board for taking action for the self-help areas within the community. The community in a whole now looks upgraded.

6. Financial Review: A Financial Report and Financial Summary for the month of September, 2008 was submitted. There were no questions regarding the report and it will be filed for audit.
7. Old Business: None at this time.

8. New Business:

- A. Review and approval of budget for year 2009: The Budget Meeting was noticed to all homeowners on September 22, 2008 by a mailing to the last known address of all homeowners.

Ms. Diem proposed a MOTION to accept the budget as reviewed by the board at this meeting and Ms. Rainey seconded the MOTION. The budget for the year 2009 was approved unanimously by the board.

- B. ARC Application: 833 Scenic View Circle would like to stain the entire driveway the same color to match front walkway that was approved in September, 2008. Mr. Diem, ARC, approved the application.
- C. Approval of new CPA for the year ending 12/31/08: Ms. Burris MOTIONed to accept the engagement letter of Joseph R. Michalak, CPA, for the amount of \$800.00 for the year ending 12/21/08 and Ms. Trevinger seconded the MOTION. The board approved the MOTION unanimously.
- D. Other items as agreed to by the board: ARC member, Mr. Diem, indicated that the ARC approved the trim and base colors as indicated on the ARC application that the owners at 882 Scenic View Circle submitted. However, that is not the end result of the painting project. Management was directed to send a letter to the owners indicated that the garage door should have been painted white or spun gold and not clove bud. Also the white areas they painted are considered trim and should have been painted clove bud.

At this time, Ms. Wentz verbally submitted her resignation from the ARC committee. Homeowner John Bryant volunteered to join Mr. Diem to be a member of the ARC as did Ms. Burris. The board approved the committee as stated.

- 9. Scheduling of the Next Meeting Date: The next meeting is scheduled for Monday, November 03, 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 8:22 PM.

Respectfully submitted,

Gerri P. Daly, LCAM
Community Association Manager

Date Adopted: _____