

Eastridge Lot Owners Association, Inc.
Board of Directors Meeting
September 15, 2008

Minutes

1. A quorum was established:

In Attendance: Ms. Ferri Trovinger, President
Ms. Susan Wentz, Secretary/Treasurer
Ms. Shirley Rainey, Director

Ms. Gerri P. Daly, Sentry Management
Mr. Joey Arroyo, District Manager, Sentry

Absent: Ms. Laura Diem, Vice President
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.
4. Reading and Adoption of Minutes:

Ms. Wentz presented a MOTION to adopt the minutes of August 11, 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.

6. Financial Review:

A Financial Report and Financial Summary for the month of August was submitted. There were no questions regarding the report and it will be filed for audit.

7. Old Business:

- A. District Manager – Discussion of Sentry's Contract

Mr. Arroyo attended this board meeting to explain the increase that Sentry was requesting was to cover fuel costs basically. He was

requesting a 75 cent increase per unit; however, it was agreed upon by the board to a 50 cent increase per unit for the year 2009.

Mr. Arroyo assisted with the completion of the entire budget for Eastridge for the year 2009. The Notice will be mailed to homeowners in a timely manner for the date of October 06, 2008 which was decided upon by the board.

8. New Business:

- A. ARC Application: 833 Scenic View Circle would like to stain the walkway at the front of the home to the front door. The application was approved and signed by the President, Ms. Trovinger.
- B. ARC Application Revision – Ms. Wentz had recommended an addition to the form so that owners would realize the review would not happen overnight but that the ARC had fifteen (15) days to approve it. The revision was approved and Ms. Daly will supply it to Ms. Wentz for the website.
- C. Recommendations of Self-Help Properties – There were six (6) properties that were problem areas in neighborhoods and complaints were received by owners regarding the unkempt lots. The board unanimously approved Diamond Quality Services to mow the following six (6) lots immediately and then on the approval of the board: 993 Scenic View, 1037 Scenic View, 1032 Scenic View, 831 Scenic View, 838 Parrish and 914 Parrish. The cost of \$60.00 would be charged back to each of the owners' accounts.
- D. Other Items Discussed: The board had occasion to review the Diamond Quality Services contract in the amount of \$640.00 per month and a MOTION was presented by Ms. Wentz to accept the proposal's of Diamond after sending PLM a thirty (30) day notice of termination. Diamond would begin on October 15, 2008. Ms. Rainey seconded the MOTION and it passed unanimously.

9. Scheduling of the Next Meeting Date:

The next meeting is scheduled for Monday, October 06, 2008 at 7:00 PM at the Sentry Management Office in Clermont and a Notice stating that it is the Budget Meeting as well as a Board Meeting will be sent in a timely manner.

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 8:57 PM.

Respectfully submitted,

Gerri P. Daly, LCAM
Community Association Manager

Date Adopted: _____