

Eastridge Lot Owners Association, Inc.
Board of Directors Meeting
August 3, 2009
Minutes

1. A quorum was established:

In Attendance: Ms. Laura Diem, President
Ms. Susan Wentz, Secretary / Treasurer
Ms. Shirley Rainey, Director
Mr. Don Weldon, Director
Mr. Joey Arroyo, Sentry Management

2. The meeting was called to order at 7:00 p.m. by Mr. Arroyo.

3. Proof of Notice was given.

4. Reading and Adoption of Minutes:

Ms. Wentz presented a motion to adopt the minutes of July 13, 2009 as presented. The motion was seconded by Mr. Weldon and the motion passed unanimously.

5. Manager's Report:

Manager's Report was reviewed. Report was filed in the Minute Book.

6. Financial Review:

Financial Report was reviewed.

Management was directed to research the status on account number 150.

Report was filed for Audit.

7. Old Business:

- A. Entrance – Status – It was reported the entrance improvements are completed.
- B. Diamond Landscapers: Mr. Ordoñez, President, was not able to attend the meeting. Discussion was tabled.
- C. Discussion on fining owners for violations and appointing a Hearing Committee was tabled.

8. New Business:

- A. **ARC Applications:** 1023 Scenic View: Ms. Rainey motioned to approve the re-paint of the residence as presented. This motion was seconded by Ms. Wentz and carried unanimously.
- B. Ms. Rainey motioned to approve the proposed 2010 budget are corrected for the meeting notice. The meeting notice will include a disclaimer giving the membership an opportunity to contest the budget and request a members meeting to overturn the budget. The budget meeting will take place during the September Board of Directors meeting. The motion was seconded by Mr. Weldon and carried unanimously.
- C. No other agenda items were presented by the Board of Directors.

9. The Board established the next meeting for September 14, 2009 at 7:00 p.m. 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. Diem and seconded by Mr. Weldon and the meeting was adjourned at 8:00 p.m..

Respectfully submitted,

Joey Arroyo, LCAM
Association Manager

Date Adopted _____