

# **EASTRIDGE LOT OWNERS ASSOCIATION, INC.**

## **BOARD OF DIRECTORS MEETING**

**Minutes – May 04, 2009**

### **1. Establish a Quorum**

In attendance: Ms. Trovinger, Ms. Diem, Ms. Rainey and Ms. Wentz. Ms. Burris was absent.

Gerri P. Daly, LCAM represented Sentry Management, Inc. Mr. Diem was also present (ARC Chairperson).

### **2. Call to Order**

Ms. Daly called the meeting to order at 7:07 PM.

### **3. Proof of Notice**

The meeting Notice was posted by the President.

### **4. Approval of Prior Minutes – 04/08/09**

Ms. Wentz presented a MOTION to approve the minutes dated April 08, 2009 as submitted and Ms. Rainey seconded the MOTION. A verbal approval was unanimous.

### **5. Manager's Report**

Ms. Daly asked the board of directors if there were any questions regarding her report. Management indicated that lots 118, 128 and 161 would be submitted to lien status. The board agreed.

### **6. Financial Review – April, 2009**

The financial summary and report were reviewed and there were no questions; the report will be submitted for audit.

### **7. Old Business:**

A. It was indicated that one of the homes still had their Christmas decorations displayed (lot 057). Management would look into the matter.

## **8. New Business:**

A. ARC Application – Mr. Diem submitted the “after-the-fact” application for a homeowner who painted their house at 812 Scenic View and then completed the form. No need to send an approval letter.

B. Entrance – Plants and Shrubs – After discussion, Ms. Wentz presented a MOTION to compare prices of Cyprus mulch and rubber mulch for the areas around the palm trees. A weed barrier should be installed before either mulch is used. In addition, the palm trees should be trimmed. Ms. Diem seconded the MOTION and the entire board approved. Management will obtain several quotes re Cyprus and rubber mulch and the board wants to know how thick it will be laid and how long will it last. Management will contact Diamond and perhaps Brown Distributors. Ms. Trovinger indicated that perhaps African Irises or Split philadelphum (sp.) could be planted at the front entrance even without irrigation being present. Mr. Diem volunteered to be the contact for landscaping issues involving Diamond.

C. Discuss Fining Owners – The board discussed fining owners if they did not comply with the covenants. Chapter 617 and Statute 720 were reviewed. Although the covenants indicate that the board can fine, it does not give enough direction to the board to follow. Management was directed to contact the Association attorney to inquire as to whether the Association documents will permit fining or does the board have to follow Statute 720.305 regarding fines.

D. Basketball Hoops – Ms. Diem came to the meeting with several addresses where basketball hoops were visible from the street and in violation of the documents; basketball hoops are to be in the rear of a lot. Ms. Diem gave the following addresses to management regarding the hoops: 838 Parrish, 1044 Scenic View, 803 Scenic View and 808 Scenic View. Also reported by Ms. Diem were the following: 908 Scenic View abandoned and 845 Scenic View has a boat in the driveway.

## **9. Schedule Next Meeting**

The next meeting is scheduled for June 08, 2009 at 7 PM at the offices of Sentry Management.

## **10. Motion to Adjourn**

Ms. Trovinger presented a MOTION to adjourn the meeting and Ms. Rainey seconded the MOTION. The meeting was adjourned at 8:27 PM.

Respectfully submitted,

Gerri P. Daly, LCAM

Date Approved: \_\_\_\_\_