**EAGLE LAKE ESTATES HOA   
Annual HOA Meeting**

Nov 9, 2022 at 7:00 pm   
The Church of the Cross

**Draft Minutes**

**CERTIFY QUORUM - CALL TO ORDER:**

The meeting was called to order at 7:03 pm by Elicia Kellenberger. Quorum of home owners was established.

Arnold Ruben, Amy French and Bryan Hughes were present. Josh Henry represented Sentry

Management and Rob Caves representing Becker Lawyers.

* Elicia introduced Josh Henry, Rob Caves, and the board.

**PROOF OF NOTICE OF MEETING:**

Notice of meeting was posted according to Florida Statute and Governing Documents.

**APPROVE PRIOR MEETING MINUTES – Amy French read minutes from 12/08/22. Richard Sherra made a[motion] to approve and Christine Hartung Seconded. All in favor motion passed.**

**Presidents Report:**

- Elicia read a letter to thank the board for all they have done over the past year.

- Elicia then recognized all of the community accomplishments over the past year and discussed upcoming projects.

- Elicia recognized the new homeowners.

- Elicia thanked all homeowners for having such nice clean properties.

**Committee Reports:**

- Arnold gave the treasures report and went over the budget.

- Arnold went over every item that went up and explained.

- Arnold discussed the amount of the dues.

**ACC REPORT:**

- Bryan gave the ACC report.

- There were 34 request, 31 approved, 2 modified and approved, and 1 denied.

-Bryan explained what the ACC committee does and why they exist.

- Elicia then thanked Bryan for all that he does.

**Election:**

- Elicia then introduced the inspectors of election and thanked them.

- Elicia asked for nominations from the floor and there were none. The board will stay the same.

**Unfinished Business:**

- Elicia asked for homeowners to turn in their electronic consent forms.

- Elicia spoke on the decorating committee.

- Elicia asked for help on lake and grate cleaning.

- Elicia asked for help with the community garage sale.

- Elicia spoke on the opaque barrier.

- Elicia Kellenberger spoke on the canal project in depth.

**PRESIDENTS REPORT**

- Elicia Kellenberger read the President report.

- Elicia Kellenberger spoke on all that Sentry Management does for Eagle Lake Estates

- She also spoke on keeping violations down and how well everyone has done.

- **She spoke on how important it is to uphold the covenants to maintain the community.**

- Elizabeth Healy introduced Kathleen Koll who took her seat for the remainder of the term.

- Elicia Kellenberger told the floor that the floor was open for nominations and Kathleen Koll

introduced herself.

- Nobody nominated themselves so no election was necessary.

**NEW BUSINESS**

**New Business:**

- Elicia explained the amendment to stop Air B&B’s.

- Discussion on the 6-month limit.

- The vote was taken.

- The amendment passed with 75% yes. (28 yes, 9 no)

- Discussion on the kids waiting on the school bus and possibly a bench and more light.

- Discussion on the Berm.

We adjourned our meeting at 8:02 with a [motion] from Richard Sherra and seconded by Cara Cox. All in favor motion passed.

We then called to order our BOD organizational meeting with 2 items to approve at 8:04.

- Brian Hughes made [motion] to approve the board as presented below and seconded by Amy French All in favor motion passed.

**- Elicia Kellenberger- President**

**- Arnold Ruben- Vice President/Treasurer**

**- Amy French- Secretary**

**- Kathleen Koll- Director**

**- Bryan Hughes- Director**

- Amy made a [motion] to accept the budget and Bryan Seconded. All in favor motion passed.

**BOARD COMMENTS:** The floor was open for board questions and comments.

**NEXT MEETING DATE:** The next Board Meeting is scheduled for Jan. 16th 2024 at 6:00 pm at 7790 Woodland Run Ct.

**ADJOURNMENT: A motion was made by Bryan Hughes and was seconded by Amy French to adjourn the meeting at 8:06 pm. ALL IN FAVOR.**

Respectfully Submitted: Josh Henry, CAM