

EAGLE LAKE ESTATES HOA

Board of Directors Meeting

Nov 11, 2021 at 7:00 pm
The Church of the Cross

Draft Minutes

CERTIFY QUORUM - CALL TO ORDER:

The meeting was called to order at 7:00 pm by Elicia Kellenberger. Quorum of home owners was established (from sign in sheet). Arnold Ruben, Amy French, and Kathy Koll were present. Josh Henry represented Sentry Management and Rob Caves representing Becker Lawyers.

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 11/11/20. Richard Sherra made a [motion] to approve and Tony Kunasek Seconded. All in favor motion passed.

TREASURER REPORT:

- Josh Henry and Elicia Kellenberger gave the treasures report
- Elicia Kellenberger then turned to the budget and explained why there was an increase.
- Elicia Kellenberger once again explained why Sentry Management is so important due to it being the highest line item.
- Elicia Kellenberger went over each line item and explained why it went up or down.
- Elicia Kellenbeger then opened it up for questions.
- We had a long discussion on the \$800 HOA fee.
- We had a question on what the plans were for the reserves.
- The question was asked about merging with Eagle Ridge.

ACC REPORT:

- **Arnold Ruben spoke on the architectural control committee or the ACC. He described why it exists.**
- **Bryan Hughes also spoke on behalf of the ACC.**

MAINTENANCE REPORTS:

- Elizabeth Healy spoke on maintenance, she spoke on the roads, the front entrance, the new sign, and the remediation of the canal.
- Elicia Kellenberger went over all of the projects completed and all of those coming in 2022.
- 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

- Elicia Kellenberger spoke on the proposed amendment on trucks and then opened the floor for discussion.
- Louis Obarrio spoke on his petition; many spoke on this from both sides.
- Rob Caves spoke on why we have to vote tonight.
- The amendment finally went to a vote with 32 yes, 36 no, 10 nv and 1 v.

We adjourned our meeting at 8:40!!! This was motioned and seconded.

We then called to order our BOD organizational meeting where the next 2 items happened at 8:50.

- Elicia Kellenberger made a [motion] to accept the budget and Amy French Seconded. All in favor motion passed.
- Amy French made [motion] that the board stays as is and seconded by Arnold Ruben. 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 Dec,2 2021 at 6:00 pm at the sentry office.

ADJOURNMENT: A motion was made by Elicia Kellenberger and was seconded by Amy French to adjourn the meeting at 8:55 pm. ALL IN FAVOR.

Respectfully Submitted: Josh Henry, CAM