

EAGLE LAKE ESTATES HOA

Board of Directors Meeting

Dec 8, 2022 at 7:00 pm
The Church of the Cross

Draft Minutes

CERTIFY QUORUM - CALL TO ORDER:

The meeting was called to order at 7:05 pm by Elicia Kellenberger. Quorum of home owners was established (from sign in sheet). Arnold Ruben, Amy French, Joan Hughes and Kathy Koll 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 11/11/21. Christine Heartman made a[motion] to approve and Cara Cox Seconded. All in favor motion passed.

Presidents Report:

- Elicia spoke to the community, the board, and the ACC committee, thanking everyone for all the help over the past year along with much more info on what all has gone on over the past year.
- Elicia then spoke on the losses that the community has endured over the last year.
- Elicia then spoke on all of the projects that were done this year. The lake, the signs, the plantings at the front entrance etc.
- Elicia then spoke on Benjamin Simon, the new flag pole, the mailboxes that have been replaced, and the irrigation system.

Committee Reports:

- Going forward the front entry signs will be finished, the man holes covers will be fixed, and the sidewalks will be addressed.
- Joan spoke on the budget and special assessment. The budget will remain and \$800.00 and the special assessment \$125.00.
- Joan discussed the flow of money from the board held account to the Sentry held account.
- The question was asked about how much was spent on the hurricane cleanup and Elicia answered all questions.
- Elicia spoke on the importance of maintaining the reserves for major projects.

ACC REPORT:

- Arnold thanked everyone their help during the hurricane.
- Bryan Hughes also spoke on behalf of the ACC committee and thanked them.
- Bryan explained what the ACC committee does and why they exist.
- The ACC committee has had 8 meetings and 45 requests; all 45 requests were approved.

Election:

- Elicia then moved to the election of the officers. There was no need for election, there were 3 open seats and all 3 were filled.

Unfinished Business:

- The board has worked with the attorney and completed MRTA.

- Consent for electronic voting has been collected.
- Elicia spoke on the electronic consent and why it is so important.

New Business:

- Elicia spoke on the need to slow down, the speed limit is 15mph. 3 dogs have recently been lost due to speeding.
- Elicia spoke on the decorating committee, the front entrance has been decorated.
- Elicia spoke on Eduardo cleaning the lake grate and ask for any help.
- Elicia spoke on the block party and doing a garage sale instead.
- Elicia spoke on Eagle Ridge berm and the opaque barrier.
- Elicia introduce Cassie Valente, she reported on all the aquatic life she found during her experiment.
- Elicia spoke on a homeowner question about canal erosion.
- Elicia and Arnold spoke on sidewalks down Eagle Ridge Road.

We adjourned our meeting at 8:20 with a [motion] from Cara Cox and seconded by Ed Deguzman. All in favor motion passed.

We then called to order our BOD organizational meeting with 2 items to approve at 8:25.

- Brian Hughes made [motion] to approve the board as presented below and seconded by Kathleen Koll. 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 Arnold 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. 17th 2021 at 6:00 pm at 7790 Woodland Run Ct.

ADJOURNMENT: A motion was made by Elicia Kellenberger and was seconded by Arnold Ruben to adjourn the meeting at 8:36 pm. ALL IN FAVOR.

Respectfully Submitted: Josh Henry, CAM