

# **EAGLE LAKE ESTATES HOA**

## **Annual HOA Meeting**

Nov 14, 2024 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, Kathleen Koll 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 11/09/23. Russ Coppage made a[motion] to approve and Mr. Deguzeman Seconded. All in favor motion passed.**

#### **Presidents Report:**

- Elicia thanked the sign in team and the ACC Committee “and other homeowners and BOD members for all they do to serve our community”.
- Elicia then read the presidents report and spoke on all of the improvements that have been made this year and some yet to come.

#### **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 discussed the ACC Committee and introduced all members.
- There were 27 ACC requests and all were approved.
- Elicia then thanked Bryan for all that he does.

#### **Election:**

- Elicia explained who was up for election and how the process works.
- Elicia asked for nominations from the floor and there were none. The board will stay the same.

#### **Unfinished Business:**

- Discussion on the location of the speed humps, Elicia reminded homeowners to please slow down driving through the community.
- Discussion on the consent to electronic voting and the 9 that are missing.
- Elicia asked for help on lake and grate cleaning.
- Elicia asked for help with the community garage sale.
- Elicia reminded homeowners to maintain an opaque barrier on the Eagle Ridge Berm.
- Elicia reminded homeowners that trucks need to be parked/kept in the garage overnight.
- Elicia reminded homeowners to pick up after their dogs.

**New Business:**

- Elicia spoke on the weed problem and opened up the floor for ideas on how to control.

We adjourned our meeting at 7:57 with a [motion] from Russ Coppage and seconded by Joan Hughes. All in favor motion passed.

We then called to order our BOD organizational meeting with 2 items to approve at 7:59.

- Bryan 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:** TBD

**ADJOURNMENT:** A motion was made by Bryan Hughes and was seconded by Amy French to adjourn the meeting at 8:05 pm. **ALL IN FAVOR.**

Respectfully Submitted: Josh Henry, CAM