

# N O T I C E

## ARBOR LAKES ON PALMER RANCH HOA, INC. BOARD OF DIRECTORS AND BUDGET MEETING

*NOTICE IS HEREBY GIVEN*, in accordance with the Bylaws of the Association and Florida's Statutes, that the Board of Directors' Meeting will be held at the following date, time and place:

Date: Thursday October 9, 2025

Time: 7:00 PM Eastern Time (US and Canada)

Location: Virtual meeting

Access: This meeting is open to Arbor Lakes homeowners exclusively and guests of the Board of Directors. You may join in via phone conference or video conference. Anyone that takes part may do either one.

Join Zoom Meeting

<https://us02web.zoom.us/j/82830650425?pwd=SS81anFxcC84Y3BXeTFDVFJXczFrdz09>

Meeting ID: 828 3065 0425

Passcode: 303259

One tap mobile

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Dial by your location

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+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 828 3065 0425

Passcode: 303259

Find your local number: <https://us02web.zoom.us/j/kfiL5Wt5b>

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**POSTED: 10/7/2025**

- at the Amenity Center Pavilion bulletin board
- via email distribution list –PMI Capstone website

*Arbor Lakes on Palmer Ranch Homeowners Association, Inc.*

Meeting of the Board of Directors

AGENDA

October 9, 2025

1. Call meeting to order and determine a quorum.
2. Approval of Minutes of the 9/11/2025 Board meeting
3. Old Business
  - i. Status of 2024 tax return filing
  - ii. Dog park gate swing arm installed and working
  - iii. Palm Tree trimming in progress until mid-October
  - iv. Update on Preserve Tract P-10 encroachment remediation and timeline
  - v. Resolution on Investment Policy for Reserve funds
  - vi. Update ACC Community Guidelines regarding use of metal roofs
  - vii. Other
4. New Business
  - i. Sunrise Condominiums encroachment along north side of NW Anise lake
  - ii. Review September Financials
  - iii. Review proposed 2026 Budget
  - iv. Reserve Study Update
  - v. Management Company review
  - vi. Vote on any outstanding convenance violations
  - vii. Set October monthly Covenants drive through
  - viii. Next Board Meeting scheduled for Wednesday Nov 12th
  - ix. Other
5. Members / Owners comments or questions – general
6. Adjourn