

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: Wednesday December 10, 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

+19292056099,,82830650425#,,,,*303259# US (New York)

+13017158592,,82830650425#,,,,*303259# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

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Find your local number: <https://us02web.zoom.us/j/82830650425?pwd=SS81anFxcC84Y3BXeTFDVFJXczFrdz09>

POSTED: 12/8/2025

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

Arbor Lakes on Palmer Ranch Homeowners Association, Inc.

Budget Meeting of the Board of Directors

AGENDA

December 10, 2025

1. Call meeting to order and determine a quorum.
2. Approval of Minutes of the 11/13/2025 Board meeting
3. Old Business
 - i. Review ACC Guidelines for metal roofs
 - ii. Update on restoration of Preserve encroachment
 - a. Proposal received for \$2,800 in temporary irrigation needed for plantings area
 - iii. Update on Sunrise Condos encroachment on Arbor Lakes property
 - iv. Modification to ACC Alteration Application for \$500 deposit for house painting
 - v. Other
4. New Business
 - i. Another bad PoE cable supplying feeds to cameras 10 and 11 at Amenity Center.
 - ii. Replaced computer at AC controlling Continental Access panels
 - iii. Fence variance for Lot 146
 - iv. Annual Meeting mailing schedule
 - v. Assessments Receivable and Collections status update
 - vi. Review of November Financials
 - vii. Neighborhood management and future costs
 - viii. Vote on any outstanding convenience violations
 - ix. December monthly Covenants drive through
 - x. Push back January Board meeting by one week to 1/15
 - xi. Other
5. Members / Owners comments or questions – general
6. Adjourn