

# 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 August 14, 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)

Meeting ID: 828 3065 0425

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

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**POSTED: 8/12/2025**

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

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

Meeting of the Board of Directors

AGENDA

August 14, 2025

1. Call meeting to order and determine a quorum.
2. Introduction of our new CAM Jessica Munding
3. Approval of Minutes of the 7/10/2025 Board meeting
4. Old Business
  - i. Update on the new pump station filtration system
  - ii. Status of 2024 tax return filing
  - iii. Vending machines at the Amenity Center pavilion
  - iv. Update on basketball gate, cameras #2 and #9 at AC, inbound LPR camera
  - v. Other
5. New Business
  - i. Three new umbrellas. Two for the splash pad tables and one spare
  - ii. Dog Park gate arm replacement
  - iii. Soft washing of homeowner roofs
  - iv. Backflow preventer at Amenity Center failed-needs to be rebuilt
  - v. Amenity center access gates upgrades-H&Y visit
  - vi. Sod damage in front of pool area
  - vii. Assessments Receivable and Collections status update
  - viii. Review July Financials
  - ix. Review 2026 Budget process
  - x. Vote on any outstanding convenance violations
  - xi. Set August monthly Covenants drive through
  - xii. Next Board Meeting scheduled for Thursday September 11th
  - xiii. Other
6. Members / Owners comments or questions – general
7. Adjourn