

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 September 11, 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

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+1 301 715 8592 US (Washington DC)

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+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

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POSTED: 9/9/2025

- 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

September 11, 2025

1. Call meeting to order and determine a quorum.
2. Approval of Minutes of the 8/14/2025 Board meeting
3. Old Business
 - i. New pump station filtration system complete and operational
 - ii. Status of 2024 tax return filing
 - iii. Dog park gate swing arm update
 - iv. Three new umbrellas at Amenity Center
 - v. PMI Capstone email to all homeowners regarding soft washing roofs
 - vi. Other
4. New Business
 - i. Motor for Splash Pad recirculation pump failed and is being replaced
 - ii. Palm tree trimming scheduled for last week of Sept/first week of October
 - iii. Annual mulching scheduled for early December
 - iv. Addressing County Violation of Encroachment of Conservation Tract P-10 costs and timeline
 - v. Discuss style and color options for metal roof replacements
 - vi. Approve metal roof variance request for Lot 27
 - vii. Assessments Receivable and Collections status update
 - viii. Review August Financials
 - ix. Update to 2026 Budget process
 - x. Vote on any outstanding convenance violations
 - xi. Set September monthly Covenants drive through
 - xii. Next Board Meeting scheduled for Thursday October 9th
 - xiii. Other
5. Members / Owners comments or questions – general
6. Adjourn