

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, February 11, 2017**

Minutes

The meeting was called to order at 8:01 a.m., at the Amenity Center located at 2300 Town Center Blvd., by Donna Isley. A quorum was established.

Present: Donna Isley, Dan Steller, and Kim Summers; Kathy Melton represented The CAM Team.
Homeowners Present: Kate Houston, Leonard & Patricia Reaven, Richard Blann, and Efrain Deleon.

Minutes

Donna Isley made a motion to waive the reading and to approve the January 14, 2017 Board of Directors meeting minutes with the correction of the spelling of Dan Steller's name in one area. Dan Steller seconded. None opposed and the motion carried.

Open Forum

Efrain Deleon (Unit 5706) discussed the improper towing of his guest's vehicle from a "Visitor" spot with a valid pass. The vehicle was damaged and Mr. Deleon stated that ASAP Towing towed the vehicle improperly. The Association refunded half of the towing fee, but ASAP Towing has yet to reimburse for the other half. Mr. Deleon indicated that he will be filing a lawsuit. Donna Isley shared that she is sorry that he is going through this, and that his issue is with ASAP Towing.

Leonard Reaven (Unit 5206) expressed concern about residents not cleaning up after their pets. Violation letters are being sent for these issues.

Kate Houston (Unit 5603) asked if the Association has considered allowing recycling. The Association is not able to recycle as the county will not provide pick-up of recycling bins. In addition, Ms. Houston's roof has an area that is in need of repair. The Association has hired a consulting firm to assist with an insurance claim filed after Hurricane Matthew. The claim, if approved, will result in new roofs being installed. Ms. Houston asked about efforts to control feral cats. The Board discussed adding an insert about the feral cat issue in the Happy Bags that will be distributed in June.

A homeowner asked if a specific vendor must be used for screened enclosures. The style must be the same, but a specific vendor does not have to be used.

Financial Report – As of January 31, 2017

Popular Operating Account	\$ 243,220.39
Popular Reserve Account	\$ 781,792.82
CAB Reserves - CDARS	<u>\$ 307,272.84</u>
Total	\$1,332,286.05

Collections Report:

- Ten units are currently with LM Funding (one is in bankruptcy).
- Statements will be sent out next week.
- The audit has been completed and is available to homeowners.
- There have been two (2) new owners since the January meeting.

3-11-17

Property Updates:

- Unit 5103 – The garage door and stucco was damaged by a vehicle. The owner contacted the office and a bid has been requested from Leister Construction. The repair costs will be the responsibility of the homeowner.
- Unit 1403 – The back door has rotted. A work order was sent to Handyman Vince, and a proposal to replace the door was received - \$887.51. A motion was made by Donna Isley to accept the proposal. Kim Summers seconded. None opposed and the motion carried.
- Unit 2102 – The gutter is cracked. The property is closing next week and a repair needs to be made. A quote was received from JaxHandyman to replace the gutter - \$300.00. A second quote was requested from AA Gutters, but they cannot look at the project until February 13th. A motion was made by Dan Steller to accept the bid from JaxHandyman pending receipt of the other bid to see if it comes in at a lower price. Donna Isley seconded. None opposed.
- A recent storm caused more issues on the property. DCS was contacted and they are handling any roof and gutter issues. Several tarps were installed. Handyman Vince was contacted to repair several vinyl fences and gutters on the lower levels of the units.
- The fronts and backs of the buildings have been walked and violation letters have been sent.

Old Business:

- Landscaping:
 - Rodney Hicks with BrightView has completed an irrigation inspection of the entire property. A report was provided to the Board. Quite a few adjustments were needed. A proposal was received for needed irrigation repairs, including the replacement of a valve and a repair to a lateral line behind Building 25 - \$1,229.17. Donna Isley made a motion to approve the proposal. Kim Summers seconded. None opposed and the motion carried.
 - Two proposals have been received for landscaping services in the neighborhood.
 - Total Lawn Care (TLC) - \$7,413 per month plus mulch
 - C.S.S. Landscape - \$8,000 per month including mulchManagement will contact BrightView to confirm their pricing for the next year.
 - Management will request the schedule for the trimming of hedges on the property.
 - A proposal was received from Brightview to replace the two trees in the island by the townhomes. The trees were damaged in an earlier storm and did not survive. BrightView was paid to stake the trees. The trees will be removed and the holes will be filled in at no additional cost to the Association. The proposal called for replacement of the trees with two crape myrtles - \$840.00. The Board tabled consideration of the proposal as requested that pricing for shade trees be provided.
 - A proposal was received from BrightView to replace dead plants and fill in bare areas in the fronts of the buildings - \$11,700.00. After discussion, the Board tabled the proposal. A meeting will be set up with Randall Holmes to discuss the proposal.
- Parking Rules
 - The approved parking rules will be mailed out in the near future to all owners and residents.
 - Signs (Decal or Visitor Pass Required. All others will be towed) have been ordered to post at the entrance, the parking area by the townhomes, and the large parking area at the northwest side of the property. The signs should be ready next week. Management requested that Dan Steller mark the areas where the signs should be installed.

- **Roofs/Storm Damage/Insurance**
 - The agreement with Disaster Consulting Services has been signed. DCS will work on the Association's behalf to get the insurance claim filed after Hurricane Matthew paid. There is no cost to the Association.
 - DCS is meeting to determine the experts they will need to work on the claim and will provide and update to the Board on how they will move forward.
- A contract was signed that will allow AT&T to upgrade their services in the community to fiber. The Association will receive \$50.00 per unit (half to be paid upon signing and the other half upon completion). The first payment should be received soon.

New Business:

- **Trash Contract** – Three proposals were received to provide trash compactor services to the community.
 - **Republic Services**
 - Haul Rate - \$130.00 per haul
 - Disposal Rate - \$45.00 per ton
 - Rental Rate - \$180.00 per month
 - **Advanced Disposal**
 - Haul Rate - \$175.00 per haul
 - Disposal Rate - \$68.50 per ton
 - Rental Rate - \$651.00 per month
 - **Waste Management**
 - Haul Rate - \$145.00 per haul
 - Disposal Rate - \$45.00 per ton
 - Rental Rate - \$525.00 per month

A motion was made by Donna Isley to approve the Republic Services contract. Kim Summers seconded. None opposed and the motion carried. The contract term is three years and the automatic renewal clause has been removed.

- **Gates/Cameras**
 - The gates were damaged by a resident on February 8th. A police report was filed and the person responsible has been identified. A claim will be filed with the resident's insurance company.
 - The Gate Store reported that the gates are warped and cannot be straightened back to square. A proposal was received from The Gate Store to replace both entrance gates - \$6,718.53. A motion was made by Donna Isley to approve the proposal. Kim Summers seconded. None opposed and the motion carried.
 - A proposal was received from All Access Security to upgrade two cameras at the entrance to provide better viewing capabilities - \$1,067.86. Donna Isley made a motion to approve the proposal. Kim Summers seconded. None opposed.

Adjournment

All business being completed, Donna Isley made a motion to adjourn the meeting. Dan Steller seconded. None opposed and the meeting was adjourned at 9:45 am.