

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, January 14, 2017**

Minutes

The meeting was called to order at 8:00 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, Carla Guzman, and K.C. Yarbrough represented The CAM Team.

Homeowners Present: Maria Gruezo, Joan Polykarpous, and Donna Starr. Audrey Bigilin, Ace Property Cleaning Service, was also in attendance.

Minutes

Dan Steller made a motion to waive the reading and to approve the November 12, 2016 Annual Meeting and Budget Meeting minutes as written. Donna Isley seconded. None opposed and the motion carried.

Open Forum

Several residents discussed pets that are not being cleaned up after, or are being tied up outside without the owner present. The Board asked that Management order more of the signs reminding residents to pick up after their pets.

Joan Polykarpous (Unit 2802) received a letter from the townhomes about kids playing outside and damaging property. She shared that she has no problem with the kids and that she hasn't seen any issues in her area.

Maria Gruezo (Unit 5901) shared her concerns about a truck that is loud and disturbs residents.

Several residents who are not homeowners were asked to leave the meeting as it is not the proper forum for their complaints to be addressed. They were asked to email the Board via the website.

Discussion of the insurance claim filed on the roofs was taken out of order as James Bradley and several members of his team, from Disaster Consulting Services (DCS), were in attendance to discuss how they can help the Association with roof damage from Hurricane Matthew. Kathy Melton reported that the insurance company has denied the Association's claim and said that the adjustor says there is only minor damage. Representatives from DCS have checked all of the roofs and feels that the Association has a significant claim. DCS is a large loss insurance consultant, and there is no cost to the Association for their services. Mr. Bradley explained the process and he feels strongly that they can win the case in appraisal against the insurance company. The Association will get new roofs and will only have to pay the deductible for each building. A two-page agreement was provided, and the Board asked for time to review the information.

Financial Report – As of December 31, 2016

Popular Operating Account	\$ 234,161.05
Popular Reserve Account	\$ 774,572.01
CAB Reserves - CDARS	<u>\$ 307,225.86</u>
Total	\$1,315,958.92



Collections Report:

- Ten units are currently with LM Funding (one is in bankruptcy).
- Coupon books were mailed out in December. Statements will go out next week.
- There have been four (4) new owners since the November meeting.

Property Updates:

- The speed bump has been installed at the entrance.
- Building issues:
 - Unit 2906 – Management was notified of a roof leak and then a slab leak. A roofer and plumber have checked out the unit. Leister Construction was sent out to do discovery and found that the issue is a leaking toilet. The homeowner has been notified that it is their issue.
 - Roof leaks referred to Roof it Right: Units 1503, 5405, 803, and 201
 - Unit 4001 reported that there is rotten wood around the garage door. A work order has been sent to Handyman Vince.
- BrightView has treated ant mounds throughout the property.
- The meeting schedule has been posted on all of the bulletin boards.
- All of the buildings were inspected this week. Inspections will alternate between the fronts and back going forward (every two weeks).

Old Business:

- Landscaping:
 - The trimming of the palm trees is complete.
 - Randall Holmes, from BrightView, checked the entire property and confirmed that all grates have been secured. He found eight that were not secured properly.
 - A lock was installed on the irrigation clock as the Board requested, but the lock was cut off soon after. Randal has found a valve behind the 100 building that he believes runs the water outside the gate. There is a lock on it, and he checked with Clay County Utility Authority and Yellowstone Landscape and both have said that the lock is not theirs. Management gave permission for BrightView to cut off the lock. Randall does not feel that the Association is paying for the water outside the gate, but he should be able to confirm once he checks the valve.
 - A plan of action to address missing/dead plants was requested from BrightView after the November meeting. Randall Holmes is typing up his notes, and should have a proposal to Management by Wednesday.
 - Rodney Hicks, an irrigation specialist with BrightView, is working in the area again. The Board requested that he perform an irrigation check on the property and that the sprinklers be adjusted so that they do not hit the buildings or windows.
 - Management has requested additional bids for the landscape services contract.
 - A tree damaged by the storm and straightened by BrightView looks like it is dying. There is also a tree that is leaning by the gazebo and the root ball is exposed.
 - Water gathers in the parking area across from the 900 building. A request to check the sprinklers will be made, but Dan Steller thinks that it may be a street drainage issue.
- Parking
 - The striping project has been completed. There was some frustration with the contractor as the project was being done, but all issues have been corrected. Only eight cars had to be relocated.
 - A draft of the proposed parking rules was sent out with the coupon books. The Board reviewed the rules. Wording was added that says "A valid driver's license and vehicle registration must be provided to receive a decal." Dan Steller made a motion to

approve the parking rules as revised. Kim Summers seconded. None opposed and the motion carried. A final version will be mailed to homeowners.

- Artwork for signs will be requested from Logo Xpress that says:
Decal or Visitor Pass Required.
All others will be towed.

Signs will be posted at the entrance and in the parking area by the townhomes.

- CCSO Patrols – The Board approved renewing the contract with CCSO for off duty patrols. Management will request that the patrols move throughout the neighborhood more frequently, and that the reports provide more details.
- The proposal was received from 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 project will take approximately nine months to complete. No marketing agreement is required, and AT&T is requesting access to the property for fifteen years to maintain their equipment. Donna Isley made a motion to accept the agreement subject to AT&T using the home run wiring and that there is no penetration of the exterior of the buildings. Kim Summers seconded. None opposed and the motion carried.

New Business:

- Trash Contract – Notice was sent to Republic Services that the Association will not be automatically renewing the contract. A bid was requested, and several other trash companies have been asked to submit proposals. One company that was contacted cannot bid in Clay County due to county restrictions. Proposals will be available for review at the February meeting.
- Plans/Projects for 2017
 - Repair/Replacement of roof damage from Hurricane Matthew
 - Distribution of Happy Bags in June. Kim Summers recommended that the bag be customized with verbiage like “Important Resident Information” and the community name.

Adjournment

All business being completed, Donna Isley made a motion to adjourn the meeting. Kim Summers seconded. None opposed and the meeting was adjourned at 9:43 am.