

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, May 13, 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 and Carla Guzman represented The CAM Team.

Homeowners Present: Twenty-two homeowners representing 18 units were in attendance

Minutes

Donna Isley made a motion to waive the reading and to approve the April 8, 2017 Board of Directors meeting minutes as written. Kim Summers seconded. None opposed and the motion carried.

Open Forum:

A homeowner expressed concern about how things are operating in the neighborhood, and feels that vendors are being protected and more courtesies should be given to homeowners. He also mentioned that there are items in the budget that need attention. He asked the current Board members to step down or a group of homeowners will initiate a recall. The Board responded that they will not step down, and that one unlicensed contractor is no longer working in the neighborhood. Other homeowners in attendance felt that the Board has been responsive, and that there is a lot of complaining taking place with no solutions being offered.

Several homeowners discussed parking and towing. A suggestion was made to approach the CDD to use the Splash Park at holiday times for additional parking. Another homeowner suggested that a hanging type visitor pass be given to each unit.

Financial Report – As of April 30, 2017

Popular Operating Account	\$ 238,593.55
Popular Reserve Account	\$ 812,320.65
CAB Reserves - CDARS	<u>\$ 307,407.75</u>
Total	\$1,358,321.95

Collections Report:

- Eight units are currently with LM Funding (one is in bankruptcy). One unit was recently turned back over to the Association.
- Statements were mailed on Friday. Three units have been forwarded to LM Funding, and letters will be sent to three other homeowners who are more than 90 days delinquent and have made partial payments.
- There have been five (5) new owners since the April meeting.

Property Updates:

- Unit 5103 – The garage door and stucco was damaged by a vehicle. The tenant has made a claim with State Farm Insurance. A letter was sent to the owner stating that if we do not have a resolution by May 19th, the Association will complete the repairs and charge their account.



- Unit 1503 – The back door has been replaced.
- Unit 5404 – The back door has been received and will be installed in the near future.
- Unit 4304 – The rear door has wood rot. A proposal was received from Handyman Vince to replace the door - \$887.51. The doors have been taking an average of 4-6 weeks to come in when ordered from 84 Lumber. Lowe's has a door that can be ordered and received in 2 weeks. The additional cost would be \$61.88. A motion was made by Donna to accept the proposal with the door being ordered from Lowe's. Kim seconded. None opposed and the motion carried.
- A front curb at Unit 5204 was repaired. Residents are asked to report any unsafe conditions to Management.
- The fronts and backs of the buildings have been walked and violation letters have been sent.

Old Business:

- Landscaping:
 - An irrigation inspection was completed this week. Eighteen 3 inch pop-ups had not been changed to 6" pop-ups. This has been completed. A proposal was received to replace two weeping valves and one leaking valve - \$1,593.04. A motion was made by Dan Steller to approve the proposal. Donna Isley seconded. None opposed and the motion carried.
 - Hedges are trimmed on a four week rotation.
- Roofs/Storm Damage/Insurance
 - Kevin Burpee, Pride Public Adjusters, Inc. will be meeting with the insurance carrier and their inspectors on the property on May 18th at 10:00 a.m. If the claim is denied again, mediation and then the appraisal process would be next.
 - Temporary repairs are being done as needed. Homeowners from Units 102 and 802 in attendance at the meeting stated that they have leaks and have not gotten a tarp. Disaster Consulting Services will be contacted by Management.
- AT&T
 - Connections are being done inside the garages of the units. A schedule was posted on doors by AT&T, and a copy was posted on the bulletin boards at the mail kiosks.
 - The AT&T representative sent a report that the installation is going well and that the posted schedule should end of Friday, May 19th. A total of 139 units have been completed so far, and the crew has not been able to get into 63 units. "We missed you" notices will be posted on the doors of units that could not be accessed.
 - AT&T service is optional and should be available in approximately two months after the wiring in the garages is complete.
- Gates/Cameras
 - A new camera company will be meeting with Management onsite Monday to provide a proposal to install a new DVR and fans.
- Door Flashing
 - Flashing has been installed on the second group of twenty rear doors. Donna Isley made a motion to move forward with the next twenty doors. Dan Steller seconded. None opposed and the motion carried.
- Gutter Cleaning
 - A map will be provided to JaxHandyman for the buildings along the tree line so that gutter cleaning can be scheduled.

New Business:

- **Towing Contract**
 - The current agreement with ASAP Towing expires on May 14, 2017. A new Vehicle Removal Agreement was provided in the Board's packet for consideration.
 - A motion was made by Donna Isley to approve the agreement subject to the Board setting parameters for the towing company. Kim Summers seconded. None opposed and the motion carried.

- **Landscaping Proposals – BrightView**
 - Roundabout to the Splash Park – A proposal was received to install 35 flax lily and 49 society garlic plants - \$1,050.00. The matter was tabled as the Board would like pricing to backfill the beds with what is currently installed. Management will also confirm with BrightView that irrigation is sufficient to this area.
 - Building 800 – A proposal was received to replace the holly trees at the end of the building by the mail kiosk – 3 Bottle Brush trees and 19 juniper plants - \$1,400.00. The proposal was tabled until the fall.
 - A proposal to replace sod at Unit 106 (\$1,351.00) and remove pavers was tabled so that itemized pricing can be obtained.

- The Board requested a proposal to fill in the section of grass with concrete in front of the second mail kiosk.

- Pest Xpress will be contacted to spray for hornets at the second mail kiosk.

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 9:46 a.m.