

**Lake Ridge Villas North at Fleming Island Plantation  
Condominium Association, Inc.  
Board of Directors Meeting  
Saturday, May 11, 2013**

**Minutes**

The meeting was called to order at 8:00 a.m., at the Splash Park located at 1510 Calming Water Drive, by Donna Isley. A quorum was established.

**Present:** Donna Isley and Bob Woods with The CAM Team were in attendance. John Herzberg present via telephone. Rick Morris was absent.

**Minutes**

The approval of the April 2013 minutes was tabled.

**Open Forum**

Items discussed:

Much discussion of vehicles seen in the neighborhood that were suspicious. Management was instructed to contact the sheriff's office to see if they can be of assistance.

**Manager and Financial Report:**

CAB operating account as of end of April 2013 was \$135,923.08.

Reserve account total \$327,277.53.

Reserve CDAR account total \$304,944.01.

Reserve CD account (3/17/14) \$156,225.36.

Reserve CD account (11/14/13) \$135,859.67.

Capital Contributions account total \$12,268.01.

Total \$1,072,547.66.

**New Business:**

Mailbox doors. Discussion was tabled.

Email from John Herzberg, dated May 9, 2013:

- Pressure washing has been completed.
- Painting of stripes of visitor and handicapped spaces will commence the morning of the 15<sup>th</sup> and 16<sup>th</sup> of May,
- Mulch Status, Austin Outdoors reported that the mulch will be installed in June. The Board also wanted to know what was being done about the weeds in the meanwhile before the mulch.
- Unit 1802 is with LM Funding. The balance of 1802 is \$3196.76. The Board requested that we contact the owners of 1801 and 1802, Ted Brown, John Herzberg, Donna Isley, and Rick Morris
- Roof Leaks, 7 roofs were repaired due to heavy rains.
- The Board requested that Austin Outdoors meet with Members of the Board on Wednesday May 15, 2013 at 9 a.m.

- The Board would like an update as to the Fannie Mae Approval. CAM reported that it was in Fannie Mae's hand, as of approval.
- The dirt and sod at 5901. The dirt had been repacked, and sod will be installed next week. The painting of the door, the owner and the contractor had been trying to engage each other to set an appointment for the door to be removed to be scraped, painted and re-dried before reinstalling.
- Leak at 4106: The plumbers were sent out approx 3 weeks ago, they capped off a pipe. We thought the leak had been repaired accordingly. The tenant called to say it was still leaking. The plumber and Austin Outdoors were called back out. A hole approx 4 foot deep was dug.

Audrey Bilgin and Rick Morris provided donuts and orange juice for the early morning meeting

**Old Business:**

**Action items:**

Donna Isley requested larger cat traps for the community.

Send a letter to 204 asking them to stop feeding feral cats because kittens have been ran over.

Next meeting will Saturday June 13, 8 a.m. at the Splash Park located at 1510 Calming Water Drive.

**Adjournment**

Meeting was adjourned at 8:35a.m