

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, June 8, 2013**

Minutes

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

Present: John Herzberg, Donna Isley, Rick Morris and Bob Woods with The CAM Team were in attendance.

Minutes

John Herzberg made a motion that the April 2013 minutes be approved. Donna Isley seconded, all approved. John Herzberg made a motion that the May 2013 minutes be approved. Donna Isley seconded, all approved.

Open Forum

Manager and Financial Report:

CAB operating account as of end of May 2013 was \$138,637.67.

Reserve account total \$305,050.83.

Reserve CDAR account total \$334,659.54.

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

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

Capital Contributions account total \$12,269.57.

Total \$1,082,702.64.

New Business:

- Reimbursement for towing.
 - A motion was made by Donna Isley, seconded by Rick Morris, that the owners/tenants in Unit 4902 be reimbursed for towing. All approved.
- DirectTV
 - Rick Morris has done extensive research with the improved technology that DirectTV can now offer our community. Management was instructed to have Ted Brown send a letter to DirectTV and Dish Network that there are no community contracts with Comcast.
 - John Herzberg made a motion, that DirectTV prepare a site plan for Lake Ridge Villas North for satellite services
- Roofing and Gutters
 - Roofing was warranted by Centex for up to 10 years. Management was instructed to contact Centex and apply for warranty work that has arisen on specific parts of the dwellings.
 - Many of the gutters in the community are leaking and separated at the seams, causing them to not work efficiently. Long extensions of the gutters were also discussed, adding an additional downspout in the middle may diminish some of the volume and weight of the water.

Old Business:

- Landscaping
 - Blake from Austin Outdoors attended the meeting, and reported on the dead and missing plants, and mulch throughout the community. John Herzberg made a motion that these plants and mulch be replaced as soon as possible, seconded by Rick Morris. All approved.
- Mail Kiosks
 - Mitch Bulmer, contractor, reported on refurbishing the kiosks. He was authorized to submit a bid to the Board for restoration.

Action items:

Management was instructed to investigate fencing options for the community.

Management was instructed to contact Dream Finders and/or Centex in regards to final lift paving for community.

LMFunding would expedite the foreclosure for the alleged drug house.

Donna Isley requested Management to check on holes around the community, she reported two holes very close to her building.

Audrey Biglin reported that all 5 dog stations should be repaired or replaced.

Management to continue their efforts with FHA and Fannie Mae approvals.

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

Adjournment

Meeting was adjourned at 9:15 a.m