

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Monday, April 09, 2012**

Minutes

The meeting was called to order at 6:00p.m., at the Splash Park located at 1510 Calming Water Drive, by John Herzburg. A quorum was established.

Present: Donna Isley, John Herzburg, Tony Diaz and Bob Woods with The CAM Team were in attendance.

Minutes

Donna Isley motioned that the March Minutes be approved, seconded by John Herzburg, none opposed, and the motion carried.

Open Forum

John Herzburg informed us that the 33 acres for the medical facility is proceeding as planned. They will have a Pediatric wing and an Emergency room, the building is projected to open in 2014.

Adam from Austin Outdoors attended the meeting. He informed the board and the home owners that because of the warm winter they were a little behind in the tasks assigned to them. He assured the board that all the issues in LRVN would be handled properly and that he is adding another ground crew member to hasten the progress. Parking was discussed which is on the agenda also.

Old Business: Parking

Parking registration for all vehicles is proposed to begin this Saturday April 14th, between 10am and 12pm and also the following Tuesday April 17th from 6-8pm. John Herzburg made a motion for adding new parking rules, please find attached. Donna seconded the motion and all approved. Parking rules will be enforced effective June 1, 2012. Happy Bags will go out after The Lake Ridge Townhome association has approved the same parking rules.

Pressure washing is ongoing by Gary Franco and he will be finished by the first week of May.

Manager and Financial Report:

CAB operating account as of end of March 2012 was \$83,040.22.

Reserve account total \$162,657.06

Reserve CDAR account total \$304,334.60.

Reserve CD account (2/17/13) \$153,621.41


Reserve CD account (11/15/12) \$135,183.91

Capital Contributions account total \$12,247.50.

Total \$851084.70

New Business:

The Gate hours of operation were discussed and agreed upon as follows:
closed all weekend and open 6am-6pm Monday thru Friday.

APPROVED: 

Action Items:

1: Unit #702 has a gap in the fence and behind Bldg. #5000 the fence is leaning, please have it repaired.

2: Oil stains visible on the drive of units #2102, #2202 and # 705. It was reported that Oxi -Clean is a good solvent to use in the removal of oil stains.

3: Unit #5905 has a Century 21 sign in the yard and the realtors name is Kitchens. We will contact them to remove the sign.

4: Unit #5801 has visible cracks in the stucco.

5: Contact Alex with Digital Xtreme to identify the vehicle that hit the gate on April 1, 2012 at 9:20 (not sure if it was day or night).

6: Order four (4) handicap signs to be placed at Units #2205, #3205, #4001 and #4803.

Next Board meeting will be held on May 14th 2012.

Adjournment

John Herzburg made a motion to adjourn at 7:24pm; it was seconded by Donna Isley, and all approved.