

**Lake Ridge Villas North at Fleming Island Plantation  
Condominium Association, Inc.  
Board of Directors Meeting  
Tuesday, February 15, 2011**

**Minutes**

Meeting called to order at 6:00 p.m. at the Splash Park, 1510 Calming Water Drive, by Donna Isley, VP.

**Present:** Donna Isley, VP, Sharon Tillis, Secretary and Bob Woods with The CAM Team

**Absent:** John Herzberg

Also in attendance were four unit owners.

**Approval of Minutes:** A motion was made by Donna Isley to approve the January 18, 2011 minutes as written. Sharon Tillis seconded. Motion carried.

**Open Forum**

Members of the community voiced concerns about a vehicle parked by the mailbox kiosk with an expired tag. The vehicle will be tagged after the meeting.

Members also expressed how pleased they are with the changes they have seen in the community through the efforts of The CAM Team.

**Manager and Financial Report:**

Bob Woods reported that the total of funds in all accounts at the end of January was \$572,429.34. He recommended that the Board move the funds into the appropriate accounts, including a Reserve account.

Bob reported that he met with Gary Franco and the owner of Unit 404 concerning the standing water in the rear of her unit. Gary will investigate and report back as to what needs to be done to correct the issue.

The actions items from the last meeting were all completed.

- a) The camera vendor was contacted. The contractor will be out on the property February 17<sup>th</sup> to adjust the cameras for maximum surveillance.
- b) The installation of the FR signs began on February 15<sup>th</sup> and will be completed by February 17<sup>th</sup>.
- c) Holly, Severn Trent, was contacted to see what legal action had been taken concerning the person who rammed the front gate. Bob spoke with Ted Brown, Attorney, and instructed him to send a letter to the owner. The owner has decided to make an insurance claim and is in contact with Ted Brown to settle the claim in full.
- d) A schedule of proration for the use of the gate and dumpster by the townhome Association was requested from Severn Trent. The schedule is attached and is a part of these minutes.
- e) Management is working closely with the webmaster to update the website with The CAM Team's information and should be completed by the end of the week.

- f) Signs were posted at all of the kiosks and dumpster areas notifying owners of the management change and emergency numbers.
- g) Notice of Meetings for 2011 has been posted in the mailbox kiosk areas.
- h) SWS has been contacted and removed their container from the property.
- i) Bob walked the property with Donna and Audrey to identify areas of concern to the Board.
- j) A gate remote clicker for the Sheriff's officer was delivered.

#### **Old Business:**

a) **Security Cameras**

After trying to determine who was placing items into the dumpster improperly, it was determined that the angle of the cameras and the landscaping in the area prevented the cameras from capturing a clear shot. Bob spoke with Austin Outdoors to get an estimate to change the landscaping to provide an unobstructed view. The recommendation was to move two or three trees. The Board felt the cost was excessive and decided not to move forward.

b) **Website**

All Severn Trent identification on the website should be removed by the end of the week.

c) **Collections**

AR Resources submitted an offer to settle on Unit 2405 in the amount of \$4,196.74 that would bring the owner current through the end of February. A motion was made by Donna to accept the offer. Sharon seconded. Motion carried.

A motion was made by Donna to hire LM Funding and to give AR Resources thirty days notice. Sharon seconded. Motion carried.

#### **New Business**

a) **Franco Enterprises – Pressure Washing**

A motion was made by Donna, seconded by Sharon, to hire Franco Enterprises to pressure wash the buildings for a cost of \$15,500.00. Motion carried. The proposal was changed from 45 buildings to 48 buildings.

b) **Turf Damage by Driveways**

A motion was made by Donna, seconded by Sharon, to have Austin Outdoor re-sod the damaged areas at \$45.00 per driveway. Motion carried. Management was instructed to notify the owners to give them the opportunity to replace the sod. If it is not done in two weeks, then Austin Outdoors will do the work and the homeowner will be billed.

c) **Write-Offs**

The write-offs for several accounts were tabled until the next meeting.

**d) Allowable Decorations**

John Herzberg forwarded a suggested policy for allowable decorations for the community. One amendment was added: No more than two flags and/or banners may be displayed at any one time. A motion was made by Donna to accept the suggested policy with the revision. Sharon seconded. Motion carried. The policy statement is attached as is a part of these minutes. Sharon

**Adjournment**

Donna motioned to adjourn at 7:10 p.m., seconded by Sharon Tillis. Motion carried.

**Action items for The CAM Team**

- a) Complete website update. ✓
- b) Contact LM Funding to request a contract and offer. ✓
- c) Deliver a 30-Day notice of cancellation to AR Resources. ✓
- d) Fax Franco Enterprises the signed contract for pressure washing. ✓
- e) Prepare letters to owners who have turf damage by their driveway. ✓
- f) Supply Directors with contact information for Community Association Bank to facilitate setting up the additional bank accounts. ✓