

**Lake Ridge Villas North at Fleming Island Plantation  
Condominium Association, Inc.  
Board of Directors Meeting  
Monday, January 9, 2012**

**Date:** Monday, January 9, 2012

**Time:** 6p.m.

**Place:** Splash Park, 1510 Calming Water Drive

**Present:** Tony Diaz, Donna Isley, John Herzburg and Bob Woods representing The CAM Team

**Minutes**

The minutes were approved, Donna Isley motioned and John Herzburg seconded, all approved.

**Open Forum**

**Manager's Report**

Bob reported that as of December 31, 2011 the community had \$767,178.53 available.

**Old Business:**

a) **Dumpster fire**

Bob reported that the dumpster's monthly cost was approximately \$250.00 more in December because of the additional weight of the water that was used to extinguish the fire. Management was instructed to send the tenant a letter and ask him to pay the additional \$250 to settle the issue.

b) **Towing**

Tom's towing reported that he had towed six or seven vehicles in December. Bob requested that Tom hook up to the cars as soon as possible in order that he could charge the vehicle owner being towed for a disconnect fee which will hopefully deter inappropriate parking.

c) **Camera locations**

Management was instructed to invite Digital Xtreme to the February Board meeting so Alex might explain why we may need to change and or increase the cameras on site. The board instructed Digital Xtreme to lay the conduit so that the cameras would not have continued wiring issues.

**Lighting for the kiosk**

No decisions were made and the board is looking at additional lighting provided by Dan Steller.

### **Speed Bumps**

Gary Franco picked up the speed bumps today and laid them in the rear curve on the property site. Management needs to order additional bumps for the second kiosk.

### **New Business**

#### **Happy bags**

Management is preparing to distribute happy bags.

#### **Christmas Decor**

The Christmas decoration policy has been amended for the year 2012. Christmas lighting cannot be placed on any garage eaves or roofline. Lighting on the hedges is permitted, however; nothing is to be placed on the lawn. Plastic clips are now allowed for lighting the roofline absolutely no nails.

#### **Dumping**

The dump location (Rosemary Landfill) and hours of operation sign was added to the dumpster area for the benefit of our home owners. Two signs were purchased and installed. The Board informed management that they wish to no longer use Logo Xpress for business.

#### **Fines Committee**

This committee was established by the Board and will meet before the monthly meetings at 5:30. Management will review trackers and see who is eligible for the committee hearings.

**Members: Donald Gillespie, Joann Polykarpous and Tony Alamia.**

#### **Amendment to the installation of cable / satellite**

No drilling of holes or pounding of nails into the building is permitted.

Must be ARC approved prior to installation of cable / satellites.

Second story installation may require the use of white ties to secure the cable on the downspout, this is acceptable. Only flat cable wire is to be used for the purpose of leading into the second story window.

#### **License plate ID**

Management has provided a web site to the Board for inquiry of License plate numbers. They have been given the passwords and login for the web site to obtain address' for persons illegally dumping in the trash containers. A motion was made to purchase the site by John Herzburg Donna Isley seconded, all approved.

The meeting was adjourned at 7:45pm.