

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, July 13, 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 June 2013 minutes be approved. Donna Isley seconded, all approved.

Open Forum

Manager and Financial Report:

CAB operating account as of end of June 2013 was \$148,485.25.

Reserve account total \$305,100.98.

Reserve CDAR account total \$342,035.75.

Reserve CD account (3/17/14) \$156,405.23.

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

Capital Contributions account total \$12,271.08.

Total \$1,095,157.96.

New Business:

Old Business:

- Community Lift
 - Bob reported that we have not been able to determine who is responsible for the lift. The Board instructed The CAM Team to contact Ted Brown and have him contact the necessary parties to ensure that the lift is completed.
- Centex Roof Warranty
 - Similar issues with Centex, as with Dreamfinders, trying to identify the proper channels to apply for the warranty on Lake Ridge Villas North roofs.
- Happy Bags
 - A sample of the Happy Bags was available to view and was approved.
- Gutters & Kiosk
 - Estimates were confusing and the Board tabled until August.

Action items:

Management is to contact Ted Brown to ensure he is in contact with Comcast, the Board would like resolution on if Lake Ridge Villas North does or does not have a contract with Comcast.

Next meeting will Saturday August 10, 8 a.m. at the Splash Park located at 1510 Calming Water Drive.

Adjournment

Meeting was adjourned at 8:50 a.m