

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Monday, July 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 Herzberg. A quorum was established.

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

Minutes

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

Open Forum

Parking was discussed.

Manager and Financial Report:

CAB operating account as of end of June 2012 was \$77,562.12

Reserve account total \$207,686.97

Reserve CDAR account total \$304,359.63.

Reserve CD account (2/17/13) \$155,597.47

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

Capital Contributions account total \$12,252.71.

Total \$892,642.81

Old Business:

Blake from Austin Outdoors attended the meeting and updated the board as to the trimming of the shrubs and his efforts to control the torpedo grass.

Donna Isley made a motion and John Herzberg seconded that all residents of Lake Ridge Villas North would receive green parking stickers. If anyone has a red sticker to return it will be replaced with a green sticker. The motion was approved.

Tabled item was Margaret's Walk dock and park area. John Herzberg explained that the property was owned by the CDD and it was the responsibility of the CDD according to the documents to maintain the dock and park and not the obligation of Margaret's Walk. Margaret's Walk HOA agreed to make the park and dock accessible to all homeowners of Fleming Island Plantation. An access code to the gate will be issued to anyone who requests one from Severn Trent Services.

New Business:

Reserve study; Donna signed the contract to initiate the study for Lake Ridge Villas North. After the reserve study is received by The CAM Team they will prepare a proposed budget for the board's consideration and review.

Donna Isley made a motion and John Herzberg seconded that The CAM Team would provide for the residents the ability to use credit cards to make their monthly payments. It is a convenience for the homeowner to use the credit card machines and a convenience fee will be charged. It is understood that this is not a money making proposition for The CAM Team or Lake Ridge Villas North.

Donna Isley made a motion and John Herzberg seconded, that the stencils and painting of the handicapped guest and the guest parking area is to be given to Gary Franco. The handicapped decals would be used only if it is required by law. The CAM Team was instructed to verify that the painting of the handicapped parking spots is legally necessary.

Next Board meeting will be held on August 13, 2012.

Adjournment

John Herzberg made a motion to adjourn at 8:15pm; it was seconded by Donna Isley, and all approved.