

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Annual Meeting of Members
Saturday, November 22, 2014**

Minutes

The meeting was called to order at 8:00 a.m., at the Splash Park located at 1510 Calming Water Drive, by Donna Isley. A quorum was established.

Present: Donna Isley and Rick Morris, with Kathy Melton representing The CAM Team. John Herzberg was absent.

Notice of the meeting was sent out according to Florida Statute and the Association's documents. A quorum of members was not present.

Minutes

Donna Isley made a motion to approve the October 11, 2014 minutes as written. Rick Morris seconded. None opposed.

Reports of Officers:

President:

Donna Isley welcomed those in attendance. Two positions were open on the Board of Directors. Donna Isley and Dan Steller were the only owners who sent in Intent to be a Candidate forms. Dan will be joining the Board after the Annual Meeting.

Management Report:

Financial Report – As of October 31, 2014

CAB Operating Account	\$ 35,421.38
Popular Operating Account	\$ 75,001.07
CAB Reserve Account	\$ 47,212.15
Popular Reserve Account	\$ 280,069.62
CAB Reserves – CDARS	\$ 305,917.84
Reserve CD Account (3/17/14)	\$ 157,092.13
Reserve CD account (11/14/14)	\$ 136,198.79
Capital Contribution Account	\$ <u>12,295.71</u>

Total \$1,049,208.69

Statements will be sent out on Monday. Coupons for 2015 assessments will be ordered next week or the first week in December. Information about the new bank and new payment address will be sent with the coupons.

Unit 4806 repairs are underway by Leister Construction. The garage at Unit 1301 will be painted by Sunday. Minor repairs have been completed through the property, including repairs to a fence and flashing above a door.

All of the mulch has been installed.

Leaks at Units 1102 and 4506 will be addressed on Monday by North Florida Plumbing.

Election of Directors: No election was required.



New Business:

A quote was received from Smith Appraisal for \$1,500.00 to update the insurance appraisal. Donna made a motion to approve the proposal. Rick seconded. None opposed.

A bid was received from Roof It Right for \$15,000.00 to do preventative maintenance on many of the roofs throughout the neighborhood. Donna made a motion to approve the quote. Rick seconded. None opposed.

A proposal was received from TM Electric to repair the busses at Unit 4906. The cost is \$300.00, but additional repairs may be required. Donna made a motion to approve the quote. Rick seconded. None opposed.

Open Forum:

A homeowner shared that he has tried a number of products to remove oil stains from his driveway but has been unsuccessful so far.

A homeowner asked if her driveway can be sealed. Sealing of driveways is allowed and it is a homeowner responsibility.

A homeowner stated that she is concerned that there is a lack of insulation between the garage and bedroom. Rick Morris suggested that the extremes in temperatures could be due to the windows. A suggestion was made to hire a home inspection company that utilizes a thermal camera.

The Board discussed with a homeowner what insurance a homeowner is responsible for.

Linda Knapp, President of Lake Ridge North HOA and several townhome residents were in attendance. They are having ongoing issues with commercial vehicles and asked the Board to share how they handle these matters. Also, Linda and the residents asked the Board to reconsider turning the grassy area by the townhomes into a dog park.

Adjournment

All business being completed, Donna Isley made a motion to adjourn the meeting. Rick Morris seconded. None opposed and the meeting was adjourned at 8:57 a.m.

A brief organizational meeting was held by the Board of Directors at the conclusion of the meeting. The Officers for 2014-2015 are:

President – Donna Isley

Vice-President – Dan Steller

Secretary/Treasurer – Rick Morris