

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Annual Meeting of Members
Saturday, November 14, 2015**

Minutes

The meeting was called to order at 8:03 a.m., at the Splash Park located at 1510 Calming Water Drive, by Donna Isley. A quorum was established.

Present: Donna Isley, Dan Steller, and Kim Summers; Kathy Melton represented The CAM Team.

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

Minutes:

Dan Steller made a motion to approve the October 17, 2015 Budget Meeting minutes as written. Donna Isley seconded. None opposed.

Reports of Officers:

President:

Donna Isley welcomed those in attendance. The Board has had to deal with a number of drainage issues in the community. The landscape company was changed twice, and ValleyCrest is the current contractor. Assessments for 2016 have been decreased. HD cameras were added at the entrance, and a new compactor was delivered.

Management Report:

Financial Report – As of October 31, 2015

Popular Operating Account	\$ 161,334.97
Popular Reserve Account	\$ 515,265.89
CAB Reserves – CDARS	\$ 306,530.24
Reserve CD account (11/14/14)	<u>\$ 136,538.78</u>
Total	\$1,119,669.86

There are fifteen (15) units currently in collections with LM Funding/Business Law Group. Fourteen (14) units that are more than 90 days past due will be receiving a LM Funding letter, and the Board approved sending the units to LM Funding if payment is not received by the end of the month.

There have been two (2) new owners since the October meeting.

There continue to be issues with the emergency stop button at the compactor. The Board discussed relocating the button, or placing a box over it so residents do not push it by accident.

Repairs have been approved to correct issues above the garage doors at Units 703 & 704. Also, the rear door will be replaced at Unit 1003 later this week. The stop sign will be straightened in the townhome area.

Election of Directors: No election was required. One seat was up for election, and only one owner submitted an Intent to be a Candidate Form – Kim Summers. Kim Summers retains her seat on the Board of Directors.

1-9-16



Old Business:

A 30-day walkthrough was completed with ValleyCrest and a number of issues on the property are being addressed. Mulch has been installed. Four irrigation quotes were received and discussed during the walkthrough:

- Install gate valve at the entrance - \$900.00 – Approved
- Locate valves to separate zones at the entrance - \$400.00 – Approved
- Replace rotors and straighten heads in common areas - \$423.58 – Approved
- Replace 4” heads with 6” heads at all buildings - \$27,280.00 – Approved, but work may not be started until all other approved proposals have been completed, and the emitter pop-ups have all been located and uncovered.

A quote was received to install new shrubs at Unit 5606 and Unit 1103, and to install additional shrubs on the berm between the community and the YMCA by Unit 4706 - \$855.00 – Approved

The 2016 Budget was approved last month. Assessments for 2016 were decreased. The new monthly amounts are:

- Phase 1 - \$162.85
- Phase 2 - \$173.97
- Phase 3 - \$161.78

The Clay County Sheriff's Office off duty patrols were discussed. The Board requested that the officers conduct foot patrols and move through the neighborhood more during their shifts.

New Business:

The proposed 2016 meeting schedule was reviewed. Meetings will be held on the second Saturday of each month, 8:00 am, at the Amenity Center – 2300 Town Center Blvd.

The Board of Directors elected officers for 2015-2016:

President – Donna Isley
Vice-President – Dan Steller
Secretary/Treasurer – Kim Summers

Adjournment

All business being completed, Dan Steller made a motion to adjourn the meeting. Donna Isley seconded. None opposed and the meeting was adjourned at 9:24 a.m.