

**Lake Ridge Villas North at Fleming Island Plantation  
Condominium Association, Inc.  
Board of Directors Meeting  
Saturday, April 12, 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, Rick Morris, with Kathy Melton and Bob Woods representing The CAM Team. John Herzberg was absent.

**Minutes**

Rick Morris made a motion to approve the March 8, 2014 minutes as written. Donna Isley seconded. None opposed.

**Open Forum:**

A homeowner requested that a local church stop soliciting in the neighborhood.

A homeowner requested help having a disabled car removed from the parking area.

**Financial Report – As of March 31, 2014**

CAB Operating Account	\$ 123,312.20
CAB Reserve Account	\$ 421,718.17
CAB Reserves – CDARS	\$ 305,559.35
Reserve CD Account (3/17/14)	\$ 156,815.20
Reserve CD account (11/14/13)	\$ 135,859.67
Capital Contribution Account	<u>\$ 12,284.88</u>
<b>Total</b>	<b>\$1,155,549.47</b>

**Property Updates:**

A photocell was replaced at the second email kiosk, and an electrical box was repaired on Building 4. The stucco work has been completed on Unit 1203, but there are concerns with the texture. Mitch Bulmer will be contacted to make modifications. The erosion issues at the rear of Unit 106 will be addressed in the near future.

**Old Business:**

Direct TV was contacted. David Hoffmeyer is not their representative for multi-dwelling developments, and is not affiliated with their company. A representative from Ground Zero will make contact with Rick Morris to discuss options.

The painting project is still running behind schedule. Five buildings will be ready to walk on Monday. The Board requested a new projected completion date. The foreman will be contacted to ask him to remind the painters to clean up after themselves as tape and various items are being left in the bushes and around the buildings.

A bid to repair the emitters was submitted by Johnny's Pro-Cuts. A motion was made by Donna Isley to approve the bid at a cost of \$5,370.00. Rick Morris seconded. None opposed. Johnny Gantea is investigating the water leak issue at Unit 4902, and he does not feel it is an issue with the irrigation system. Johnny will be asked to check Unit 4602 which has a similar issue by the driveway. The sprinklers need to be turned back on so the grass is watered regularly.

Two bids were received to pressure wash the driveways, sidewalks, and curbs throughout the community: Belet's Painting & Maintenance, Inc. (\$16,420) and Franco Enterprises, LLC (\$9,600). Gary Franco has indicated that he must withdraw his bid due to the illness of one of his workers. Two additional bids will be requested. The Board would like to pressure wash and mulch the areas that have been painted.



An inspection will be done for damaged sod at the driveways. A final notice will be sent to homeowners advising them to make repairs, or the Association will replace the sod and charge their account.

All action items for March 2014 were completed.

**New Business:**

An inspection was done to identify repairs needed to fences separating the patios. Two bids were received, and a third bid has been requested. JaxHandyman bid \$5,015.00 and Gary Franco bid \$1,965.00. Donna Isley made a motion to accept the bid from Gary Franco. Rick Morris seconded. None opposed.

A bid was requested from Rogers Pavement Maintenance to determine the cost of adding the final lift on the roadway by the townhomes. The bid came in at \$56,000.00. An additional bid was requested to repair the potholes in the area of Building 39. The cost to do a cold patch of three areas is \$450.00, and the cost to do a hot mix patch is \$650.00. The Board does not feel that it is the Association's responsibility to put the final lift on the roadway when it was the developer's responsibility to take care of it. Donna Isley made a motion to approve the hot mix patch at a cost of \$650.00. Rick Morris seconded. None opposed. The townhomes Manager will be contacted concerning the repairs, and Gary Franco will be asked to install the remaining speed bump wherever the townhomes Board would like it to be.

A suggestion was made that the sidewalks throughout the community are not ADA compliant where they meet the roadway as warning pads are not installed. Clay County was contacted and the requirement does not apply to private roads in a gated community.

A homeowner contacted the Board about being allowed to install a Sun-Setter Awning Shade versus building a patio enclosure. The company offers forty color options and different material options. Concern was expressed that the awnings could fade or tear. The Board is discussing this option for homeowners and would develop guidelines regarding color and fabric, and stated that homeowners would be responsible for maintenance. Master Association approval may also have to be requested. The matter was tabled for future consideration.

The Board is discussing approving a storm door option for homeowners similar to what is installed on the townhomes. The door would be half screen/half glass. The townhomes Manager will be contacted for information about their approved style of door.

**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 9:00 a.m.

**Action items:**

- Request new completion date from Belet's Painting.
- Send signed emitter proposal to Johnny's Pro-Cuts.
- Send signed hot mix patch proposal to Rogers Pavement Maintenance.
- Request two pressure washing bids.
- Contact townhomes Manager concerning lift/hot patch.
- Contact townhomes Manager for storm door specifications.
- Complete final inspection of damaged grass at driveways.
- Post community map on the website.