

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, April 9, 2016**

Minutes

The meeting was called to order at 8:01 a.m., at the Amenity Center located at 2300 Town Center Blvd., by Donna Isley. A quorum was established.

Present: Donna Isley and Kim Summers: Kathy Melton represented The CAM Team.
Homeowners Present: Joan Polykarpous

Minutes

Donna Isley made a motion to waive the reading and to approve the March 12, 2016 minutes as written. Kim Summers seconded. None opposed and the motion carried.

Open Forum: None

Financial Report – As of March 31, 2016

Popular Operating Account	\$ 229,443.21
Popular Reserve Account	\$ 697,659.68
CAB Reserves - CDARS	<u>\$ 306,785.63</u>
Total	\$1,233,888.52

Collections Report:

- Ten units are currently with LM Funding (one unit is in bankruptcy).
- Two units were returned to the Association in March: Unit 5904 and Unit 505.
- Several units will be turned over to LM Funding this month.
- A list of homeowners who are more than ninety (90) days past due was presented to the Board. A motion was made by Donna Isley to suspend the voting rights and gate clicker access for the homeowners on the list. Kim Summers seconded. None opposed and the motion carried.
- There has been one (1) new owner since the March meeting.

Property Updates:

- The towing sign was replaced on the fence to the right as you enter the community.
- A cable was removed from the rear of Unit 502.
- A violation walk-through was recently completed. An updated report was provided to the Board.

Old Business:

- Landscaping – Weeds/Irrigation/Emitters
 - BrightView continues to address weed issues on the property.
 - Service has changed back to every week and the will be done on Thursday.



- A meeting will be set up with Randall Holmes from BrightView for Thursday, April 14th at 6:00 pm to discuss several issues with the emitters on the property.
- Responsibility of the irrigation outside the gate at the entrance remains unresolved. The Fleming Island CDD has been contacted, but indicated that the Association owns several of the areas outside the gate.
- Drainage
 - Units 4902-4903 – Repairs were approved at the last meeting (\$550.00) and have been completed. The invoice should be less as the scope of work was less than originally quoted.
 - Units 2901-2902 – Repairs were approved at the last meeting (\$724.00). BrightView and Handyman Vince will complete the project on Thursday.
 - 2700 Building – A proposal was received from BrightView to install two 9 inch drain boxes in the low areas and run a 3 inch pipe out through the curb - \$612.00. A motion was made by Donna Isley to approve the proposal as presented. Kim Summers seconded. None opposed and the motion carried. BrightView will be asked to complete the project at the same time as the repairs to Units 2901-2902.
 - 5800-5900 Building – A proposal was received from BrightView to address drainage issues between the two buildings - \$1,594.36. Dan Steller emailed a drawing showing an alternative solution. A motion was made by Donna Isley to approve the BrightView proposal contingent upon the modifications recommended by Dan Steller. Kim Summers seconded. None opposed and the motion carried.
- Trash Compactor
 - Specifications have been requested from Republic Services for the new compactor and the old compactor.
 - The yellow sticker has been replaced on the compactor door. An apology letter and restitution were received from the resident who vandalized the door.
 - The Board discussed what can be done about illegal dumping at the compactor. Management will continue to work with CCSO to address this issue.
- Townhomes Road Paving Project
 - The project is almost complete. Striping is needed in several areas. The damaged speed bump still needs to be repaired.
 - A few towing issues occurred. The CAM Team reimbursed one homeowner for their towing charges. Another homeowner has been directed to contact Mario Guevara at Integrated Association Services.
 - The speed bump by Buildings 18 and 19 should be installed soon.
- Damaged Gate – The Gate Store will be contacted to provide a proposal for needed repairs.
- Dog Stations
 - Two additional dog stations have been installed.
 - Handyman Vince will come back out to use rivets to secure the signs on top of the dog waste cans.
- Cameras – An update was requested from Kevin Turner, All Access Security, but was not received.

New Business:

- Unit 5901 Fence – A proposal was received from Handyman Vince to add a 6 foot section of fence in front of Unit 5901 - \$300.00. A motion was made by Kim Summers to approve the proposal. Donna Isley seconded. None opposed and the motion carried.
- Building 57 Berm Proposal – A proposal was received from BrightView to install Papsalum grass along the berm - \$343.31. A motion was made by Donna Isley to approve the proposal. Kim Summers seconded. None opposed and the motion carried.
- A proposal was received from BrightView to install new plants in the roundabout area leading to the Splash Park - \$778.00. After discussion, the matter was tabled.
- The Board will discuss parking rules at the next meeting.

Adjournment

All business being completed, Donna Isley made a motion to adjourn the meeting. Kim Summers seconded. None opposed and the meeting was adjourned at 9:13 am.