

**Lake Ridge Villas North at Fleming Island Plantation  
Condominium Association, Inc.  
Board of Directors Meeting  
Saturday, April 8, 2017**

**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 and Carla Guzman represented The CAM Team.  
Homeowners Present: None

**Minutes**

Donna Isley made a motion to waive the reading and to approve the March 11, 2017 Board of Directors meeting minutes as written. Kim Summers seconded. None opposed and the motion carried.

**Open Forum: None**

**Financial Report – As of March 31, 2017**

Popular Operating Account	\$ 247,411.15
Popular Reserve Account	\$ 802,150.32
CAB Reserves - CDARS	<u>\$ 307,362.27</u>
<b>Total</b>	<b>\$1,356,923.74</b>

**Collections Report:**

- Nine units are currently with LM Funding (one is in bankruptcy).
- Statements were mailed on March 16<sup>th</sup>. Five units were approved to be turned over to LM Funding.
- There have been four (4) new owners since the March meeting.

**Property Updates:**

- Unit 5103 – The garage door and stucco was damaged by a vehicle. The tenant has not gotten back in touch with Management about an insurance claim, and Leister construction has not been contacted directly to make the repairs. A letter will be sent giving the homeowner seven (7) days to contact Management or the repairs will be ordered and charged to the homeowner's account.
- Unit 1503 – The replacement door is on backorder, and will be installed by Handyman Vince as soon as it comes in.
- Unit 5404 – The door has been ordered and will be installed by Handyman Vince. Temporary repairs have been completed on two occasions for a roof leak.
- A decal has been received to place at the compactor asking residents not to leave trash if the compactor is not available.
- A stop sign in the community was straightened.
- The fronts and backs of the buildings have been walked and violation letters have been sent.

**Old Business:**

- Landscaping:
  - BrightView installed two sycamore trees in the island by the townhomes.

*Board Approved  
5-13-2017  
Kathy Melton, CAM*

- Four trees were straightened at no charge to the Association. Another tree will be left as is because it would have to be dug up and BrightView cannot guarantee its survival.
  - Previously approved landscape enhancements for the front of the buildings has been completed.
  - A proposal was requested to spruce up the flowerbed leading to the Splash Park.
  - BrightView notified the Association that they have purchased new lawnmowers.
  - The Board requested a proposal to replace the diseased holly trees at the end of Building 8 by the mail kiosk.
  - A proposal will be requested to install sod at Unit 106.
- **Roofs/Storm Damage/Insurance**
    - Kevin Burpee, Pride Public Adjusters, Inc. spoke with the insurance adjuster and advised him that Disaster Consulting Services is disputing the report from Madsen Kneppers, their under evaluation of the claim, and subsequent positions that the loss is less than the deductible.
    - Items are being compiled for a formal rebuttal position. The consultant is two weeks away from having the items finalized and submitted.
    - Temporary repairs are being done as needed.
- **AT&T**
    - Digging in the community is complete.
    - The next step is to install the connection within the units, so access to the garage areas will be required. A sample notice and schedule was provided to the Board and was approved.
    - The down payment check for 50% of the incentive offered by AT&T was received - \$7,100.00.
- **Gates/Cameras**
    - Reflective tape was installed on the entrance gates.
    - A cable to the entrance tag cameras has been replaced and upgraded.
- **Door Flashing**
    - Flashing has been installed on the first group of twenty rear doors. The Board approved moving forward with an additional twenty doors.
    - The Board approved the proposal to paint the flashing at a cost of \$5.00 per door.
    - A preventative maintenance proposal from Handyman Vince to use Bondo to repair rear doors was tabled indefinitely.

**New Business:**

- **Gutter Cleaning**
  - Buildings along the tree line need to have the gutters cleaned. A proposal was received from JaxHandyman to clean the gutters and make sure all downspouts are attached:
    - Rear only - \$90.00
    - Entire building - \$200.00
  - The Board approved cleaning all of the gutters on the buildings along the tree line.
- **Berms – Watering – Donna Isley** contacted the CDD about installing new plants along the berms by the YMCA and the Splash Park. The CDD responded that no plants will be installed unless the Association can provide assurance that the new plants will be watered. The Board strongly feels that the Association should not pay to water these areas.

**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 8:52 a.m.