

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, August 8, 2015**

Minutes

The meeting was called to order at 8:16 a.m. at the Fleming Island Amenity Center. A quorum was established.

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

Minutes:

Kim Summers made a motion to approve the July 23, 2015 minutes as written. Donna Isley seconded. None opposed.

Open Forum: None

Financial Report – As of July 31, 2015

Popular Operating Account	\$ 80,077.84
Popular Reserve Account	\$ 574,757.67
CAB Reserves – CDARS	\$ 306,375.77
Reserve CD account (11/14/13)	<u>\$ 136,538.76</u>
Total	\$1,097,750.04

Collection efforts are ongoing. Eight units were turned over to LM Funding and payments will be received starting in August. One homeowner who was going to be turned over entered into a payment plan.

There have been four resales since the July meeting.

Property Updates:

- The exit gate has been repaired. The gate was hit in the early morning hours of July 22nd, however the truck that did the damage could not be identified.
- Mediation was held between the owner of Unit 2204 and The CAM Team concerning a leak in the adjacent unit. The dispute was resolved and no further action will be taken. Proposed changes to the Water Emergency Procedures were presented to the Board and approved. An updated copy will be posted on the website.

Old Business:

Drainage repairs and Units 5401 and 5601 are underway. The driveways were poured on Thursday. Additional drainage proposals for Unit 5901 and Units 2906 & 4101 are being requested.

There continue to be ongoing issues with the landscape services being provided by Landscape Maintenance Professionals. The Board requested meetings with representatives from ValleyCrest and Duval Landscape on Saturday, September 15th at 9:00 and 10:30. The CDD will be contacted concerning weeds on the berm.

Allstar Animal Removal has been notified that the proposal to trap feral cats has been approved. The specific areas to be targeted were provided to the trapper.

A new trash compactor has been ordered, and the estimated delivery date to the Republic Services yard is August 31st. The account representative is trying to arrange for delivery to the community directly. Repairs were completed on the current compactor and the unit was returned to the property earlier this week.



Pressure washing of patios, driveways, curbs, fences, and sidewalks throughout the community has been completed. The total cost was \$11,165.00. The Board tabled installation of mulch until a decision can be made concerning the landscape contractor.

New Business:

A quote was received from All Access Security to upgrade the camera system at the entrance. The Board approved the installation of a pole and HD license plate camera at a cost of \$1,199.47. Camera 6 needs to be adjusted and directed more towards the exit gate. Management will send a link to the Board to provide online access to the cameras.

Management will contact the trash facility on Sleepy Hollow Dr. to determine what items residents may take there for disposal.

The website will be updated to reflect the recent change in Board members.

Adjournment

All business being completed, Dan Steller made a motion to adjourn the meeting. Kim Summers seconded. None opposed and the meeting was adjourned at 9:51 a.m.