

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, August 13, 2016**

Minutes

The meeting was called to order at 8:00 a.m., at the Amenity Center located at 2300 Town Center Blvd., by Donna Isley. A quorum was established.

Present: Donna Isley, Dan Steller, and Kim Summers; Kathy Melton represented The CAM Team.
Homeowners Present: Roger Bolden, Fred & Louise Braman, Brenda Mackey, Joan Polykarpous, and Donna Starr.

Minutes

Donna Isley made a motion to waive the reading and to approve the June 11, 2016 minutes as written. Dan Steller seconded. None opposed and the motion carried.

Open Forum

Roger Bolden shared that a flyer was posted on his door concerning pressure washing. Pressure washing is an Association expense. Management will contact the vendor to advise that no soliciting is allowed in the neighborhood.

Fred Braman reported that the sprinklers are not working at Unit 4002. He requested information as to what time the sprinklers are set to come on at this unit. He also stated that he is waiting for a work order to be completed to caulk along the tops of the windows on the second floor at this unit.

Brenda Mackey expressed concern about parking issues and towing in the neighborhood. She suggested increasing the number of resident spots and conducting a survey of residents to get their opinions on the parking issues. Ms. Mackey also stated that she is having a problem with pests on her exterior wall. She also asked that the sod be replaced on the side of her driveway.

A resident asked for assistance with a resident who allows their dogs to run loose and who does not clean up after them.

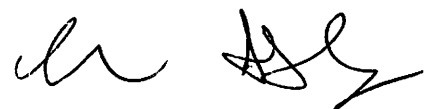
A resident asked if garage sales are allowed in the neighborhood outside of the community garage sales. Unfortunately, additional garage sales are not permitted by the documents. A suggestion was made to add information to the website as to where items can be donated.

Financial Report – As of July 31, 2016

Popular Operating Account	\$ 233,365.66
Popular Reserve Account	\$ 729,690.20
CAB Reserves - CDARS	<u>\$ 306,990.77</u>
Total	\$1,270,046.63

Collections Report:

- Eight units are currently with LM Funding.



- Statements are being sent monthly, and will be mailed out next week.
- Seven LM Funding letters will be sent. The Board reviewed ledgers for residents who receipt the LM Funding letter in June. Five units were approved to be sent to LM Funding.
- There have been seven (7) new owners since the June meeting.

Property Updates:

- A violations report was provided to the Board.
- The signs for the pedestrian gate have been installed.
- Speed bumps still need to be ordered for the stop sign area by the entrance.

Old Business:

- Landscaping – Sprinklers continue to be the biggest issue. The Board requested that BrightView confirm that a monthly test of all zones is being conducted. Randall Holmes is preparing a quote to replace the remaining pop-ups with grates. Management will confirm that blades are being sharpened prior to mowing the property, and that the palm trees have been trimmed. Dan Steller stated that the downspouts in the rear of the buildings need to be investigated to see where the water goes, and that the water must be diverted away from the buildings to prevent future issues.
- The parking area in the townhomes area that was not restriped after the roads were repaved has been taken care of.
- A section of fence was installed in front of Unit 5901.
- ASAP Towing is active in the neighborhood. A letter was provided by the owner of ASAP Towing stating that their procedures are in accordance with Florida Statutes and that they can be granted access to the neighborhood. Residents in attendance expressed concern about the guess pass process. After discussion, the Board asked that verbiage be added to the website stating that handwritten notes are permissible in an emergency. ASAP Towing will be notified, as well. The Board is open to suggestions from the community to address the parking issues.
- AT&T is upgrading their network for fiber optic service (U-Verse with Gigapower). A site visit was completed in the community on August 3rd. Management is currently waiting for further information.
- A map was provided by Randall Holmes showing the irrigation zones outside the gate. John Wachter with Severn Trent never responded to a previous inquiry about responsibility for these areas. An email will be sent to the CDD Board, and the map will be included.
- The fines schedule and a letter to homeowners was mailed.
- A bid is being requested to install a gutter helmet on Building 3.

New Business:

- Three proposals were received to pressure wash the sidewalks, curbs, driveways, porches, patios, and fences:
 - RBL Lawn Service (John Ferraco) - \$11,165.00
 - Stonebridge Construction - \$13,340.00
 - Pristine Exteriors - \$19,900.00

A motion was made by Dan Steller to approve the proposal from Stonebridge Construction. Kim Summers seconded. None opposed and the motion carried. The approval is contingent on the contractor setting up a meter with Clay County for their water source, the cleaning of all screened patios, and notices being put on the doors by the contractor.

- The next meeting is scheduled for Saturday, September 10th.

- The Budget Meeting is scheduled for October 8th. The Annual Meeting is scheduled for November 12th.

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 9:27 am.