

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, February 8, 2014**

Minutes

The meeting was called to order at 8:02 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 Bob Woods and Kathy Melton representing The CAM Team. John Herzberg was absent.

Minutes

Donna Isley made a motion to approve the January 11, 2014 minutes as written. Rick Morris seconded. None opposed.

Open Forum

- A homeowner expressed concern about a rumor going around that cars are being towed from driveways. The Board assured those in attendance that only cars in driveways of vacant units with no stickers are at risk of being towed.
- A homeowner requested that a letter be sent to remind residents to pick up after their dogs and to refrain from throwing cigarette butts on the ground. This information is included in the Happy Bags that are distributed twice a year.
- Satellite dishes at several units were discussed.

Financial Report – As of January 31, 2014

CAB Operating Account	\$ 119,816.27
CAB Reserve Account	\$ 440,701.24
CAB Reserves – CDARS	\$ 305,460.60
Reserve CD Account (3/17/14)	\$ 156,679.93
Reserve CD account (11/14/13)	\$ 135,859.67
Capital Contribution Account	<u>\$ 12,275.71</u>
Total	\$1,170,799.61

Old Business:

Ted Brown has researched the road lift issue connecting the condominium property with the townhomes. After reviewing the engineering documents and consulting Clay County, Mr. Brown stated that a geo-tech engineer would need to be hired to pull core samples to determine if the roadway was installed per the specifications in the documents. If the samples show that the roadway was not installed properly, the Association could consider moving forward to determine who is responsible to repair the roadway.

Mr. Brown also reported that Florida Statute governs roof warranties and provides for a three year warranty from the completion of construction, or one year from the date the Association took over control from the developer. Several homeowners indicated that they were given a binder with a warranty indicating that the roofs were covered for ten years. This information will be shared with the attorney for further consideration.

David Hoffman, with Direct TV, would like a survey to be conducted in the neighborhood to determine who is interested in their service. He is also researching whether the fiber optic cable is currently available in the area. An answer should be available by the next meeting and Mr. Hoffman will be asked to attend.

The Board and Management have completed a walk-through of buildings 1 and 2 with representatives of Belet's Painting. Several deficiencies were noted and will be corrected. The project is behind schedule due to weather. Concern was expressed about quality control.

All action items for January 2014 were completed.

New Business:

A representative from Southland Waste checked the compactor and noted that the compactor electric panel should be replaced, but could not be done at this time due to budgetary considerations. The panel will be reset by the person emptying the compactor, and an emergency call should be placed any other time a reset is needed. Management will confirm that no charge will result to the Association in this case.

The audit for 2013 has been completed by Lake Brown Williams CPAs. A draft copy was forwarded to the Board prior to the meeting. Donna Isley made a motion to accept the audit. Rick Morris seconded. None opposed. Rick Morris signed the Management Representation Letter. The Audit will be finalized and copies will be made available to homeowners per Florida Statutes.

A water leak at Units 4901-4902 is still being investigated by Austin Outdoors. The irrigation system in this area has been turned off.

The new landscaper, Johnny Pro Cuts, starts on March 1st. Emitters will be addressed right away.

Past due statements were sent to fifty-one homeowners this week. Seven homeowners received notification that if they do not pay their account in full or enter into a payment plan their account will be turned over to LM Funding at the end of the month.

The Association can pursue a civil action against anyone who deposits trash on Association property if they are not a resident or guest of a resident. It is difficult to track down the offender as CCSO cannot legally provide the contact information. If the officer files a report, the Association can request a copy.

Adjournment

All business being completed, the meeting was adjourned at 8:50 a.m.

Action items:

- Contact Southland Waste to find out if there is a cost to the Association to replace the compactor, and to confirm that emergency calls to reset the electric panel will not result in additional fees to the Association. Discuss moving pick-ups to every 10-14 days to save money.
- Contact David Hoffmeyer, Direct TV, to determine what other options are available should a fiber optic cable not already be in place.
- Forward to Board the pricing from Belet's Painting for additional repair items.
- Follow-up on damaged sod and send out second notice.
- Follow-up on damaged garage doors and send out second notice.
- Solicit bids for pressure washing driveways and sidewalks.
- Edit parking sign for painting project to state "Monday – Friday" and put this information on the website.

A handwritten signature in black ink, appearing to be "L. Isley", is written at the bottom of the page.