

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, February 14, 2015**

Minutes

The meeting was called to order at 8:01 a.m. at the Splash Park, located at 1510 Calming Water Drive, by Donna Isley. A quorum was established.

Present: Donna Isley, Dan Steller, and Rick Morris, with Kathy Melton and representing The CAM Team.

Minutes:

Rick Morris made a motion to approve the January 10, 2015 minutes as written. Donna Isley seconded. None opposed.

Open Forum:

The homeowner from Unit 106 expressed concern that an area at the rear of her unit is settling causing the slab for her air conditioner to tilt. The Board will look at this issue after the meeting.

Financial Report – As of January 31, 2015

CAB Operating Account	\$ 52,594.14
Popular Operating Account	\$ 7,827.28
CAB Reserve Account	\$ 47,229.95
Popular Reserve Account	\$ 325,292.98
CAB Reserves – CDARS	\$ 306,072.08
Reserve CD Account (3/17/14)	\$ 157,229.26
Reserve CD account (11/14/13)	\$ 136,538.76
Capital Contribution Account	<u>\$ 12,300.37</u>
Total	\$1,045,084.82

Past due statements are being sent to homeowners. LM Funding/Business Law Group is aggressively pursuing collections. The lockbox through Community Association Bank has been closed. Letters are being sent out to homeowners who are still sending checks to the old lockbox. There have been a few glitches transferring over to the new lockbox but everything is going smoothly now.

Property Updates:

- Unit 1301 – The tenants have moved out and the owner has cleaned up the property. The owner requested the removal of a \$50.00 dumping fee that he feels he received in error. After discussion, the Board voted not to waive the fee.
- The leak at Unit 1103 has been repaired.
- Standing water between the 41 and 42 Buildings is an ongoing project. The plumber will be onsite again Tuesday.
- Water Emergency Procedures have been posted on the website.
- Two accounts were incorrectly put into Lake Ridge Villas South's name with Clay Electric by Severn Trent. Accounts have been opened in our Association's name and a reimbursement request from the other Association will be forwarded to the Board.
- The green button on the compactor has been disconnected.
- Compliance inspections are being conducted regularly throughout the property.



- Signs for the compactor area were approved. Four signs warning against improper dumping will be ordered.
- Two proposals were received to restrain the gazebo at the rear of the property
 - Pro Plastering & Stucco of North FL, Inc. - \$1,985.00
 - JaxHandyman - \$975.00

Donna Isley made a motion to approve the bid from JaxHandyman. Rick Morris seconded. None opposed.

Old Business:

Repairs to Unit 4806 have been completed.

The revised agreement has not been received from Comcast. The matter was tabled for a future meeting.

The drainage repairs behind Buildings 47-48-49-54 have been approved, along with a sinkhole repair by Building 34. The contractor has been delayed and has not provided a start date.

The electrical repairs to one of the busses at Building 49 have been completed.

Installation of bushes adjacent to Unit 4601 has been completed. The bushes were installed in an effort to prevent people from cutting across the owner's property to get to the YMCA and elementary school.

New Business:

The landscape contract is up for renewal in March. The Board has asked that proposals be requested for their consideration.

The Fleming Island Plantation Master Association contacted the Association concerning enforcement of the commercial vehicle policy. Lake Ridge Villas North has allowed the parking of commercial vehicles in a homeowner's driveway, but will now have to enforce the policy per the Master Association. Commercial vehicles may not be parked in the driveway or common parking areas.

Three bids were received to repair the concrete at Unit 1103:

- Pro Plastering & Stucco of North FL, Inc. - \$1,985.00
- JaxHandyman - \$975.00
- Concrete Guyz, Inc. - \$1,050.00

Dan Steller made a motion to approve the bid from Concrete Guyz. Donna Isley seconded. None opposed.

The homeowner at Unit 2205 submitted a request to be reimbursed for damages not covered by insurance after a water leak at the unit. After discussion, the Board denied the request. The attorney will respond to the homeowner.

A bid will be requested to put up a chain to block entrance to the compactor area from outside the gate.

John Bogley, Honey Do Handyman, spoke to those in attendance about his business. His focus is on the individual homeowner and he offers a multitude of household repair services. The Board would like to add a page to the website to include contacts such as Mr. Bogley. A disclaimer will be added to state that the Board does not endorse any particular vendor.

Adjournment

All business being completed, Donna Isley made a motion to adjourn the meeting. Dan Steller seconded. None opposed and the meeting was adjourned at 9:06 a.m.