

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, January 10, 2015**

Minutes

The meeting was called to order at 8:10 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:

Donna Isley made a motion to approve the November 22, 2014 Annual Meeting minutes as written. Dan Steller seconded. None opposed.

Open Forum:

Johnny Gantea with Johnny's Pro-Cuts was in attendance at the meeting. A leak by Unit 4106 will be checked to see if it has anything to do with the irrigation system. Johnny reported that the turf is being retreated for clovers.

Financial Report – As of December 31, 2014

CAB Operating Account	\$ 52,276.14
Popular Operating Account	\$ 35,031.77
CAB Reserve Account	\$ 47,223.93
Popular Reserve Account	\$ 317,880.79
CAB Reserves – CDARS	\$ 306,020.10
Reserve CD Account (3/17/14)	\$ 157,229.26
Reserve CD account (11/14/13)	\$ 136,538.76
Capital Contribution Account	<u>\$ 12,298.80</u>
Total	\$1,064,499.55

Statements will be sent to past due homeowners, including eleven LM Funding/Business Law Group letters. One homeowner is in default on their payment plan, and two rent notices will be sent. Coupons for 2015 assessments were mailed in early December. The new bank and lockbox are up and running. The CAB lockbox will be closed at the end of the month.

Property Updates:

- Unit 1301 – The court granted the owner's eviction request and the situation should be resolved in the very near future.
- The compactor has been repaired. Our account representative has credited the account for additional pick-ups of the temporary dumpster.
- The insurance appraisal has been completed and forwarded to the insurance company for their review.
- A photo cell was replaced at the second mail kiosk.
- Several issues with towing have been reported.
- A magnolia tree at Unit 5206 will be replaced with a crepe myrtle tree in the spring.
- Leaks are currently being addressed at Units 1103, 4106, and 1604.



Old Business:

Repairs to Unit 4806 are almost complete. The stucco was applied this week.

Preventative maintenance repairs to the roofs throughout the community have been completed. The Board commented that they received reports from residents that nails were left on the ground and in the street.

New Business:

Jane Hamman, an Account Executive with Comcast, was in attendance at the meeting. A right of entry service agreement, giving Comcast the right to maintain the cable system, was originally signed with the developer and is expiring. A proposal has been received offering the Association \$135.00 per unit (\$38,475.00 total) to allow Comcast to continue to maintain the cable lines in the community for the next ten years. The Board requested access to the home run wiring so that dish wires could use the exiting conduits. Ms Hamman said that non-exclusive language for home run wiring can be put in the contract, but may affect the per door fee being offered. Donna Isley made a motion to move forward with the Comcast service contract, excluding the digital starter package and home run wiring. Rick Morris seconded. None opposed. A revised agreement will be forwarded to the Association.

A revised bid was received from Jeff's Excavating to address drainage issues behind Buildings 47, 48, 49 and 54. The total cost of the project is \$24,850.00. In addition, a bid was received to repair a sinkhole located near a curb inlet across from Building 34 (cost \$2,500.00). Donna Isley made a motion to approve both proposals. Dan Steller seconded. None opposed.

A bid was received from T&M Electric to replace one of the busses at Building 49 at a cost of \$575.00. Donna Isley made a motion to approve the proposal. Rick Morris seconded. None opposed.

The owner of Unit 4601 contacted Management to request that bushes be installed to prevent people from cutting across his property to get to the YMCA and the elementary school. Donna Isley made a motion to install a large holly bush (cost \$400.00). Dan Steller seconded. None opposed. Part of the sod will be replaced in front of Unit 4601 in the spring.

Johnny Gantea with Johnny's Pro-Cuts reported that the crepe myrtles will be trimmed this month, and the bushes will be cut back at the stop signs. The Board requested a schematic for the replacement of bushes throughout the community. The property will be mulched again in the spring. A herbicide has been applied in the flower beds to reduce the weeds.

A quote will be requested to restrain the gazebo.

The Board asked that verbiage be developed for water emergencies and that the information be posted on the website and provided to the answering service. The water shut-off for the condominiums is located in the garage, and by the water spigot (under the mulch) for the townhomes. In a water emergency, the goal is to stop the water. Residents should contact a plumber and/or Clay County Utility Authority.

A new signature card for banking will be requested so that Dan Steller can be added as an authorized signer.

Adjournment

All business being completed, Donna Isley made a motion to adjourn the meeting. Rick Morris seconded. None opposed and the meeting was adjourned at 9:05 a.m.