

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, January 9, 2016**

Minutes

The meeting was called to order at 8:03 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.

Minutes

Donna Isley made a motion to waive the reading and to approve the November 14, 2015 Annual Meeting minutes. Kim seconded. None opposed and the motion carried.

Open Forum

The homeowner from Unit 3905 asked if the light bulb in the front porch area of his unit is the Association's responsibility to replace.

Financial Report – As of December 31, 2015

Popular Operating Account	\$ 170,678.57
Popular Reserve Account	\$ 667,209.50
CAB Reserves - CDARS	<u>\$ 306,632.71</u>
Total	\$1,144,520.78

Collections Report:

- Fourteen units are currently with LM Funding. Unit 1103 was returned to the Association effective 11/30/2015 and is current on assessments.
- Coupon books were mailed out in early December.
- Statements will be mailed after the 15th. A list of homeowners who are more than 90 days past due will be provided to the Board at the next meeting.
- There have been three (3) new owners since the November meeting. Two foreclosures have occurred with the bank taking title.

Property Updates:

- Repairs have been completed above the garage doors at Units 703 and 704. There was no interior damage.
- The rear door has been replaced at Unit 1003.
- A drive-through was completed this week. Nineteen (19) units still have decorations up. A follow-up inspection will be done early next week to check decorations so that letters can be sent. Management will conduct a complete walk-through (fronts and backs) within the next two weeks.



Old Business:

- A quote from ValleyCrest has been requested for drainage issues at Units 5901, Units 2906 & 4101, and Unit 2806. Dan Steller recommended that holes be drilled in the wall in front of Unit 5901 and that the downspout drainage be directed to the drain box at the rear of the property.
- ValleyCrest will be contacted to provide a quote for plants that can be added at the end of the 5700 building to block entrance to prevent people from going across the berm. A quote will be requested to cap the sprinkler heads at the end of the driveways of Units 2901 and 2902 so that cement can be put in these areas. The plants around the tree by the walkway to the Splash Park need attention.
- Problems with the emergency stop button continue. The cost to relocate the button and install a plastic cover is approximately \$200.00. The Board approved the relocations of the button. Management and the Board will meet at the compactor after the meeting to discuss the location. A sign will be ordered stating that boxes larger than 2 feet by 2 feet must be cut down. Also, additional pickups will be ordered next year between Thanksgiving and mid-January.

New Business:

- The Townhomes road paving project has been rescheduled for January 19th. The Townhomes Board has requested changes to the parking spaces, including removing the handicap parking spaces. After discussion, the Board voted that the handicap parking spaces must remain as is.
- A copy of the Fleming Island Plantation Holiday Decoration Rules was reviewed. The Association's policies will be reviewed next month, and a revised copy will be mailed to homeowners prior to the next holiday season.
- A quote was received from ValleyCrest to make necessary repairs to the emitters, including replacing missing pop-ups with grates - \$1,118.84. A motion was made by Donna Isley to approve the quote pending the appropriate maintenance and upkeep of the emitters. Kim seconded. None opposed and the motion carried.
- A quote was received from Handyman Vince to replace the rear door of Unit 4904 and install flashing - \$780.32. A motion was made by Dan Steller to approve. Kim Summers seconded. None opposed and the motion carried.
- A quote was received from Handyman Vince to add an additional quote of paint to the pressure treated wood at Units 5106 and 5406. Dan Steller recommended that an oil based primer be applied first. He made a motion to approve the quote pending the application the base coat. Kim Summers seconded. None opposed and the motion carried.
- The trash receptacles for the pet waste stations need to be replaced. Management will get quotes for the receptacles and for signs that say "dog waste only."

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 9:21 a.m.