

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, July 12, 2014**

Minutes

The meeting was called to order at 8:00 a.m., at the Splash Park located at 1510 Calming Water Drive, by Donna Isley. A quorum was established.

Present: Donna Isley and Rick Morris, with Kathy Melton and Bob Woods representing The CAM Team. John Herzberg was absent.

Minutes

Rick Morris made a motion to approve the June 7, 2014 minutes as written. Donna Isley seconded. None opposed.

Open Forum: None

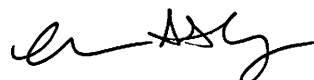
Financial Report – As of June 30, 2014

CAB Operating Account	\$ 138,734.71
CAB Reserve Account	\$ 305,711.74
CAB Reserves – CDARS	\$ 305,711.74
Reserve CD Account (3/17/14)	\$ 156,815.20
Reserve CD account (11/14/13)	\$ 136,198.79
Capital Contribution Account	<u>\$ 12,289.48</u>
Total	\$1,043,946.46

Statements were sent to homeowners with past due balances on June 23rd. Homeowners on payment plans are making regular payments as scheduled. One homeowner who received the LM Funding letter last month has paid in full and another made a substantial payment. The third homeowner is in foreclosure and has since filed bankruptcy. Three units were released back to the Association from LM Funding in June.

Property Updates:

- Sprinkler times were checked as the water bill in June was very high. Johnny's Pro-Cuts has cut the times back now that the new sod has rooted. Watering times are set for 15 minutes per zone between the hours of 11 pm and 6 am on Monday, Wednesday, and Friday.
- Gutters at the 4000 and 4200 buildings are being replaced with a seamless gutter in back the week of July 28th.
- Unit 5006 stucco has been repaired and there was no underlying wood rot.
- A fire sprinkler leak at Unit 1801 is being addressed.
- The asphalt will be repaired in front of Unit 5601 on Tuesday, July 15th. The insurance company has been notified that a resident tripped in this area.
- The sidewalk has been repaired at the 500 building.
- Garage bucks were repaired at Units 4601 and 5003.
- Gary Franco repaired the gate latch at the trash compactor.
- An end cap was replaced on one of the speed bumps, and Gary Franco did an inspection and repairs on all speed bumps.
- Mulching of the flowerbeds will begin on Monday at the 100 building.
- Pressure washing of buildings on both sides of the first street has been completed.



Old Business:

The revised completion date for the painting project is the end of July. Buildings 53, 54 and 55 are scheduled to be walked next Tuesday.

Rick Morris has spoken with a representative who handles the multi-unit dwellings for Direct TV. The best fit for the neighborhood would be fiber, but this option would be very expensive. Direct TV is holding a conference on July 16th and Lake Ridge Villas North will be used as an example to work out a solution for communities that are being turned away from the various options because of cost.

Pressure washing of the driveways, sidewalks, porches, and patios is underway. Mulching will start on Monday, and mulch will continue to be installed as pressure washing is completed at each building.

Donna Isley has not heard from the homeowner who requested permission to install a Sun-Setter Shade. The cost to install a shade is comparable to the screened enclosure, but would be much less durable. The matter was tabled. An ARC form for storm doors was approved by the Board and will be posted on the website.

FHA Review by a|v|s, the company the Association is working with to file for FHA and VA approval for the community, emailed that the Association would not qualify due to rental restrictions in the documents. Upon further investigation, it was determined that the company had an incorrect set of documents. Updated information has been provided and the review is continuing.

Pricing for off duty officers from the Clay County Sheriff's Office was discussed. The cost is \$25.00 per hour and the minimum shift is three hours. The Board approved hiring officers for two shifts per week and requested that the officers use unmarked vehicles. The paperwork will be completed and patrols will be set up as soon as possible.

Attorney Sean Murrell was contacted concerning the homeowner who installed a flag holder on the exterior of the building without permission. A legal opinion was requested, but after initial research the Attorney was confident can require the homeowner to remove the flag holder and did not feel that it was necessary to put the information in a formal legal opinion.. As Lake Ridge Villas North allows flags to be placed in the flower bed, homeowners have a means to respectfully display a flag on the property.

The Board discussed the time that Johnny's Pro-Cuts is taking to service the neighborhood. In the past, the community was done in one day and currently the work is taking at least two days. Management will contact the landscape contractor to request that all of the mowing be completed in one day, and suggest that perhaps more crew members are needed to service the neighborhood. Crew member's language and attention to resident's personal property will also be discussed.

All action items for June 2014 were completed.

New Business:

A bid was received from Mitch Bulmer to repair the stucco at the rear of Unit 4806 at a cost of \$8,700.00. The stucco needs to be removed on both the first and second floor. After discussion, the Board asked that a second bid be requested.

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 8:39 a.m.

Action items:

- Follow-up on fire sprinkler issue at Unit 1801.
- Follow-up on FHA/VA approval.
- Complete and submit paperwork for CCSO off duty patrols.
- Put ARC form for storm doors on the website.
- Discuss landscaping issues with Johnny's Pro-Cuts.
- Request second bid to repair the stucco on the rear of Unit 4806.
- Order doggie bags and trash bags for Audrey Biglin.