

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Thursday, July 23, 2015**

Minutes

The meeting was called to order at 6:00 p.m. at The CAM Team Boardroom, located at 1008 Park Avenue, by Donna Isley. A quorum was established.

Present: Donna Isley and Dan Steller: Kathy Melton represented The CAM Team.

The Appointment to Board agenda item of New Business was taken out of order. Donna Isley made a motion to appoint Kim Summers to the Board of Directors. Dan Steller seconded. None opposed. Kim Summers took her place with the Board of Directors and will serve as the Secretary/Treasurer.

Scott Ryman, from Landscape Maintenance Professionals, was in attendance. He reported that the irrigation is fully operational and that their irrigation technician completed his inspection over the past few days. A pallet of sod to fill in several dead areas throughout the community will be installed within a week at no cost to the Association. Mr. Ryman provided a packet of information to the Board detailing their plan of action for the next quarter.

The Board and Management shared several concerns with the landscape services that have been provided to date:

- Lack of communication and slow follow-through on approved proposals. A bush and mulch has never been installed at Unit 1103. Other proposals took longer than a month to be completed. Issues and/or changes in schedule are not being conveyed to Management.
- The irrigation zones are running longer than they should and water is flowing down the street. There is concern that the system has never been put on test and properly checked out.
- Weeds in the turf and flower beds. Mr. Ryman shared that his spray tech will be on the property next week and will be addressing these issues.
- The blades on the mowers need to be sharpened as the turf appears uneven after it is mowed.
- The detail crew has not been on the property as outlined in the contract.
- Edging, both hard edging and soft edging, needs to be more consistent. The Board suggested that a supervisor be onsite at the end of the day to have the crew address any issues before they leave the property.
- The Board requested proposals for the following areas:
 - End of Building 46 – Installation of three bushes to fill in the gaps between the YMCA and LRVN
 - Buildings 56 and 57 – Replacement of bushes
 - Unit 5102 – Replacement of a dead bush in front
 - Trees – Remove root ball from tree that fell in the center island by the townhomes. Trees to replace fallen trees by Building 58 (oak), across from Buildings 47 and 48 (oak), and Buildings 4 and 6 (crepe myrtles).


Minutes:

Donna Isley made a motion to approve the May 9, 2015 minutes as written. Dan Steller seconded. None opposed.

Open Forum: None

Financial Report – As of June 30, 2015

Popular Operating Account	\$ 77,278.32
Popular Reserve Account	\$ 567,243.77
CAB Reserves – CDARS	\$ 306,323.74
Reserve CD account (11/14/13)	\$ 136,538.76
Total	\$1,087,384.59



Collection efforts are ongoing. Nine units will be turned over to LM Funding. The check from LM Funding for June was \$2,949.00

There have been four resales since the May meeting. Four other properties were foreclosed on and title went to the bank.

Property Updates:

- The exit gate was hit in the early morning hours on July 22nd. Video footage could not identify the white truck. Signs will be posted at the compactor and mail kiosks asking for help in identifying the truck. The gate was badly damaged and a proposal was received for the repairs - \$1,600.00. The Board approved the repairs.
- A fire occurred in Unit 5506. It started in the microwave and was possibly caused by a lightning strike. The homeowner did not have insurance.
- A Reserve Study Update was completed in 2013. A new Reserve Study was budgeted for this year, but the accounting firm that does the annual audit, Lake, Brown & Williams, said that a new one is not needed for 2 more years. Typically, a Reserve Study is completed every 5-7 years.
- Management was served to attend a Pretrial Hearing related to a leak in Unit 2205. The attorney does not feel that he needs to be present at this meeting.

Old Business:

The check from Comcast for the new service agreement should be received by August 22, 2015. The paperwork required by Comcast to process the check has been completed.

Proposals from David Harsey (Jeff's Excavating) for three drainage issues in the community have been received and were discussed:

- Units 5401 & 5606 - \$18,041.00 – Issues with drainage between the buildings and at the rear, including the electrical transformer box. After discussion, Donna made a motion to approve the proposal. Dan seconded. None opposed.
- Unit 5901 - \$8,710.00 – To address drainage issues between the building and garbage compactor. Tabled. A quote will be requested to tie the downspouts on the building into the existing catch basin.
- Units 2906 & 4101 – \$5,875.00 – To address groundwater seeping through the bottom of the retaining wall. The proposal was tabled and JaxHandyman will be contacted to provide a quote to reroute the downspouts.

A proposal from Allstar Animal Removal to trap feral cats was discussed. The cost is \$50.00 per cat that is removed. Several areas were identified as the focus of the project, and the Board asked that the traps be inconspicuous and checked often by the trapper. Donna made a motion to approve the proposal. Dan seconded. None opposed.

A new trash compactor is being ordered tomorrow. The monies have been authorized by Republic Services, and delivery should take place within four to six weeks. Repairs to the existing compactor are scheduled for next Wednesday. A roll off has been ordered and will be delivered as soon as the compactor is picked up. Repairs should take three to four business days. Republic Services has been notified that the roll off will need to be emptied every other day.

Four bids were received to pressure wash the patios, driveways, curbs, fences, and sidewalks throughout the community. The contract was awarded to John Ferraco at a cost of \$11,165.00. The project has been underway for several weeks, with twenty-one buildings being completed so far. The crew is onsite weekdays, except for Thursday (mowing day). Mulch will be installed once the pressure washing is complete.

New Business: Appointment to Board taken out of order and discussed at the beginning of the meeting.

Adjournment

All business being completed, Kim Summers made a motion to adjourn the meeting. Donna Isley seconded. None opposed and the meeting was adjourned at 7:47 p.m.