

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, July 8, 2017**

Minutes

The meeting was called to order at 8:00 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; Bob Woods and Carla Guzman represented The CAM Team.

Homeowners Present: Steve Leslie, Bill McMillen, Amy & Roger Bolden, Claudia Koza, Joanie Polykarpous, and Donna Starr.

Minutes

Donna Isley made a motion to waive the reading and to approve the June 10, 2017 Board of Directors meeting minutes as written. Dan Steller seconded. None opposed and the motion carried.

Open Forum:

A homeowner inquired about the progress of the roof claim.

A homeowner asked about the recall letter that was sent out over a month ago. In addition, the homeowner had questions about the parking and towing policies, as well as the presence of the Clay County Sheriff's Officers in the neighborhood. The homeowner commended the Board members on the job they are doing and shared that the community looks great.

A beat up red truck is being stored on the property in an unmarked parking space. A question was raised as to whether golf carts are allowed to be driven in the community, particularly on the sidewalks. Golf carts are not allowed in the community.

Financial Report – June 30, 2017

The June 2017 financials will be emailed to the Board as soon as possible. The accountant was out of town this week. The report as of May 31, 2017 was:

Popular Operating Account	\$ 251,331.42
Popular Reserve Account	\$ 822,538.30
CAB Reserves - CDARS	<u>\$ 307,454.75</u>
Total	\$1,381,324.47

Collections Report:

- Eleven units are currently with LM Funding (one is in bankruptcy).
- Twenty-seven (27) past due statements were sent out on June 20th.
- Accounts are reviewed monthly to see if LMF letters need to be sent.
- A homeowner ledger was reviewed. The account was paid in full and the homeowner requested the waiving of interest charges. After discussion, the request was denied as the homeowner has not made the last two assessment payments.
- There have been two (2) new owners since the June meeting.

 8/12/17

Property Updates:

- Unit 5103 – The garage door and stucco were damaged by a vehicle. Work was scheduled to be started by Leister Construction on June 19th, but due to rain delays the project will start next Wednesday, July 12th.
- Units 5404 & 4304 – The doors have been received and are scheduled to be installed.
- Unit 5706 – Homeowner reported water intrusion by a window. PuroClean Services was sent to check it out and provided a quote to remediate the moisture/mold in the wall. The proposal was approved and work is being scheduled.
- Several homeowners have reported leaks at hose bibbs. Repairs are being done. Residents are asked to contact Management if there are any issues at their unit.
- Two quotes have been received to install concrete in the grassy area in front of the second mail kiosk.
 - JaxHandyman - \$1,400.00
 - Leister Construction - \$2,350.00A third quote was requested from a contractor who did sidewalk and concrete work in another condominium community, but it was not received in time for the meeting. The matter was tabled until the final quote is received.
- The fronts of the buildings have been walked.

Old Business:

- Roofs/Storm Damage/Insurance
 - Anthony with Disaster Consulting Services (DCS) has been speaking with the attorney (Larry Bache with Merlin Law Group) who just settled a \$6m claim against Zurich (the same insurance carrier that the Association has). Mr. Bache would like to meet with the Board in the next few weeks to explain the next steps and get approval to move forward. A Civil Remedy Notice (formal complaint filed with the Insurance Commissioner) will be filed and the next step would be Appraisal.
 - Temporary repairs are being addressed as needed.
- Door Flashing – The final group of buildings was released to Handyman Vince. Work should be completed soon.
- Gutter Cleaning
 - Quotes were requested to install elbows and extensions on the gutters and to install screens.
 - AA Gutter Services - \$175.00 per building (\$275.00 per building if flex spout is used)
 - JaxHandyman - \$400.00 per buildingThe quotes were reviewed and the matter was tabled pending clarification of the scope of work due to the large price difference.
 - DCS was contacted to see if the gutter work should be put on hold as gutters are part of the roofing claim. Management was advised that it was okay to install the elbows and extensions now, but that the addition of screens on the gutters should be tabled. The Board agreed.
- Happy Bags
 - Bags (1000) have been ordered from Logo Xpress. The bags will be imprinted in blue with:

Lake Ridge Villas North
Important Resident Information

- Inserts are being finalized so everything can be printed. A table of contents will be included.
- Hanging tags have been ordered. A larger size tag was available (3.5"x7") versus the sample shown at the last meeting (3"x5").
- Happy Bags will be distributed late July/early August.

New Business: None

The next meeting is scheduled for Saturday, August 12th, at 8:00 a.m.

Adjournment

All business being completed, Dan Steller made a motion to adjourn the meeting. Donna Isley seconded. None opposed and the meeting was adjourned at 8:41 a.m.