

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, June 7, 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 May 10, 2014 minutes as written. Donna Isley seconded. None opposed.

Open Forum: None

Financial Report – As of May 31, 2014

CAB Operating Account	\$ 126,032.12
CAB Reserve Account	\$ 359,691.61
CAB Reserves – CDARS	\$ 305,661.49
Reserve CD Account (3/17/14)	\$ 156,815.20
Reserve CD account (11/14/13)	\$ 135,859.67
Capital Contribution Account	<u>\$ 12,287.96</u>
Total	\$1,096,348.05

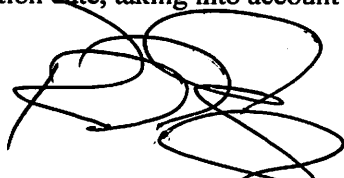
Statements were sent to homeowners with past due balances on May 20th. Homeowners on payment plans are making regular payments as scheduled. Three units will be sent the LM Funding letter this month and will be forwarded at the end of the month if payment is not received.

Property Updates:

- Sprinkler times have been adjusted to run in the early morning hours.
- Johnny's Pro-Cuts has been asked to stop servicing the property by 5:00 p.m.
- The repair to the garage door at Unit 1301 will be made by the homeowner in the next two weeks.
- An issue with dogs roaming around Building 13 is ongoing. Two homeowners who have received multiple letters claim that the dogs are not theirs.
- The gutters at Units 4203 and 4005 will be repaired to prevent further leaking.
- A homeowner at the last meeting shared that a charge on her account for leaving trash at the compactor was erroneous. After investigation, Management found that trash was found in the bags with Unit 4501's address by the maintenance person on June 18th. The Board voted that the charge will not be removed.
- A possible leak at the garage of Unit 4206 has been investigated and nothing was found. The expansion joint between the garage and driveway needs to be filled/sealed.
- Repairs to the emitters are almost complete. The Board requested that sod be placed around the emitters to prevent the new dirt from washing away.

Old Business:

The completion date of June 11th for the painting project was reported incorrectly at the May meeting. The projected completion date, taking into account twenty-three (23) rain days is July 1st.



Johnny's Pro-Cuts was awarded the pressure washing contract for the driveways, patios, porches, and curbs at the last meeting. The total cost of the contract was adjusted from \$14,832.00 to \$10,080.00. The project will begin next week.

Donna Isley met with a representative from Sun-Setter Shades to develop specific guidelines for the shades and to get a quote. The cost to install a non-motorized shade would be \$1,634.00, while a motorized shade would be \$1,934.00. The specifications will be sent to the Master Association for approval. A suggestion was made to have an attorney draw up an agreement providing guidelines and ongoing maintenance rules that homeowners would have to sign prior to installing the shade.

Specifications for the type of storm door installed on the townhomes were received. After discussion, the Board approved the 3000 Series Andersen bronze aluminum self-storing storm door with all trim and hardware to match the door color. The door is available through Home Depot. An ARC form will be completed with the specifications and posted on the website.

A proposal was received from FHA Review by a|v|s to file for FHA and VA approval for the community. The prequalification process is free. If the community is eligible, the fee for submission is \$850.00 for FHA approval, and \$500.00 for VA approval. Donna Isley made a motion to accept the proposal. Rick Morris seconded. None opposed.

A quote was received from the Clay County Sheriff's Office for off duty officers to patrol the neighborhood. The price for patrols totaling twenty-three hours per week would be \$2,826.00. Officers hired by the Master Association are watching the pavilion closest to the retention pond. The matter was tabled for future consideration.

Direct TV has been purchased by AT&T and the new company handling multi-unit dwellings is Enterprise Innovations. A representative has contacted Rick Morris and will walk the property and have a report to the Board within two weeks.

All action items for May 2014 were completed.

New Business:

A quote was received from Mitch Bulmer to replace a rotten header at Unit 4206 at a cost of \$275.00. The bid was approved.

Two quotes were received to repair the sidewalk that has buckled between the 100 and 300 Buildings – Mitch Bulmer (\$250.00) and Gary Franco (\$2,047.00). The bid from Mitch Bulmer was approved as long as the damaged concrete is removed and replaced.

A quote was received from Mitch Bulmer to repair the damaged stucco above the garage of Unit 5006 at a cost of \$1,735.00. Donna Isley requested a quote from a contractor who will use synthetic stucco. The matter was tabled.

A homeowner installed a flag holder on the building without permission from the Association. The Board has requested a legal opinion as to whether the Association must allow a holder to be installed so that the American flag can be displayed, and, if so, whether the Association can develop rules as to where it may be installed.

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 9:11 a.m.

Action items:

- Contact Johnny Pro-Cuts and request that sod be installed around the newly raised emitters to prevent the dirt from washing away.
- Follow-up with painters concerning overspray on the front door of Unit 1801.
- Submit specifications for Sun-Setter Shades to the Master Association.

- Develop ARC form for storm doors.
- Start the FHA/VA approval process with FHA Review by a|v|s.
- Request second bid for repair to stucco above the garage of Unit 5006.
- Request a quote to repair the stucco on the rear of Unit 4806.
- Request legal opinion concerning display of flags.