

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, June 11, 2016**

Minutes

The meeting was called to order at 8:04 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.

Homeowners Present: Maria Gruezo, Joan Polykarpous, and Donna Starr. Audrey Biglin, Ace Property Cleaning, was also in attendance.

Minutes

Donna Isley made a motion to waive the reading and to approve the May 14, 2016 minutes as written. Kim Summers seconded. None opposed and the motion carried.

Scott Dalton, the Branch Manager for BrightView Landscape Services was in attendance at the meeting. The Board shared several areas of concerns where expectations are not being met:

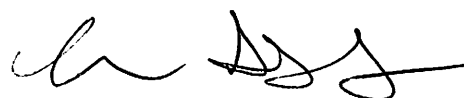
- Mower blades not being sharpened
- Mowing too fast
- Trimming of the palm tree
- Irrigation system, including watering times
- Emitters
- Picking up the TruGreen fertilization signs
- Map of irrigation outside of the gate

Mr. Dalton assured the Board that he would address each of these issues with the foreman and the crew. He will meet with the irrigation tech and check the emitters and make sure that the irrigation issues are taken care of. The palm tree is on the schedule to be trimmed. The Board asked that the crew be proactive about issues on the property versus being reactive.

A proposal was received from BrightView to install plants on the berms by Units 5706 and 4601 and to replace dead/diseased bushes at the end of the building by Unit 201 - \$995.00. The Board requested that bottle brush be installed in all of these areas. Donna Isley made a motion to approve the proposal. Dan Steller seconded. None opposed and the motion carried.

Open Forum

Ms Polykarpous from Unit 2802 shared concerns about people from outside dumping items at the compactor, and asked if there is a charge for leaving items. The Board approved closing the gates the first and last week of every month.



Financial Report – As of May 31, 2016

Popular Operating Account	\$ 240,466.68
Popular Reserve Account	\$ 717,979.15
CAB Reserves - CDARS	<u>\$ 306,888.18</u>
Total	\$1,265,534.01

Collections Report:

- Ten units are currently with LM Funding (one unit is in bankruptcy).
- Statements are being sent monthly, and will be mailed early next week.
- Twelve LM Funding letters will be sent, and permission was given to turn the accounts over to LM Funding if payment is not received or payment arrangements were not made by the end of the month.
- There has been one (1) new owner since the May meeting.

Property Updates:

- The signs for the pedestrian gate are ready to be installed. A quote of \$950.00 was received from Edwards Ornamental to install double swing spring hinges on the pedestrian gate. The Board tabled the proposal to allow time to see if posting the signs takes care of the issue.
- The speed hump will be installed by the 18 Building on Tuesday. The contractor would like to meet with someone to determine the exact location to install. Dan Steller offered to mark the pavement.
- Letters were sent to two residents who reportedly had pit bull dogs, a prohibited breed. Unit 4306 provided paperwork showing proof of breed. Unit 4401 says the dog is an emotional support animal in training. Paperwork will need to be provided to the Association should he want to keep the animal.

Old Business:

- Landscaping – Item taken out of order at the beginning of the meeting
 - Drainage Update
 - DeLarm Excavating has been on the property yesterday and today to deal with drainage issues at Units 4902-4903, Buildings 29, 41 & 42, and Buildings 58 & 59. Work should be completed on Monday.
 - Mario Guevara, the townhomes Community Association Manager, was contacted concerning the parking area that has not been striped since roads were repaved. The area will be striped in the near future. Mr. Guevara will be asked to contact the Board should they wish to install additional speed humps in the future.
 - The insurance claim with Progressive Insurance for the damaged gate was paid in full. The new gate has been installed, including reflective tape.
 - Two quotes were requested to install a section of fence in front of Unit 5901 for safety reasons:
 - Specialty Fence - \$300.00
 - Best Fence – A representative will be out on Wednesday to take a look.
- Kim Summers made a motion to approve the proposal from Specialty Fence. Dan Steller seconded. None opposed and the motion carried.

- ASAP Towing has been in the neighborhood at least four times since the contract was signed. The attorney is being contacted for clarification of the Association's rights to tow from driveways.
- AT&T is upgrading their network for fiber optic service (U-Verse with Gigapower). They have requested permission to do a site evaluation to determine the feasibility of bringing these new services to the community. Once the site evaluation is completed, a design proposal is put together outlining the logistics of what it would take to offer the new services to the community. Currently, AT&T is offering "deal points" of a \$25 security fee per unit to cover any costs incurred to help handle the logistics, as well as a \$25 per door fee if the proposal is approved.

New Business:

- Severn Trent was contacted concerning landscaping and irrigation outside the fence. The representative is going to contact the CDD maintenance person and Yellowstone Landscape to determine who is responsible for these areas.
- A motion was made by Donna Isley to appoint Maria Gruezo, Jean Koza, and Scott Heath to the Fines Committee. Kim Summers seconded. None opposed and the motion carried. A schedule of fines was discussed and approved by the Board.
- A quote will be obtained to install a gutter helmet on Building 3.
- Quotes will be obtained for pressure washing, to include patios/porches/sidewalks.
- The July 9th Board of Directors meeting is canceled. The next Board meeting is scheduled for Saturday, August 13th.

Adjournment

All business being completed, Donna Isley made a motion to adjourn the meeting. Kim Summers seconded. None opposed and the meeting was adjourned at 9:50 am.