

**Lake Ridge Villas North at Fleming Island Plantation  
Condominium Association, Inc.  
Board of Directors Meeting  
Saturday, June 10, 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; Kathy Melton and Carla Guzman represented The CAM Team.

**Homeowners Present:** Maria Gruezo, Fran & Bill McMillen, Trish & Leonard Reaven, Joanie Polykarpous, Donna Starr, and Nicole Astin.

**Minutes**

Kim Summers made a motion to waive the reading and to approve the May 13, 2017 Board of Directors meeting minutes as written. Dan Steller seconded. None opposed and the motion carried.

**Open Forum:**

Several homeowners questioned a letter that was sent to homeowners by a group who initiated a recall of the current Board of Directors. Support and appreciation of the Board members was expressed by several homeowners in attendance.

The grass is looking good, but a homeowner cautioned that the landscapers need to be more careful when mowing the lawns to avoid making trenches.

**Financial Report – As of May 31, 2017**

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

**Collections Report:**

- Eleven units are currently with LM Funding (one is in bankruptcy).
- Statements will be mailed next week.
- Outstanding receivables have decreased approximately 38% since 2015.
- There have been four (4) new owners since the May meeting. To date, there have been eighteen (18) resales versus fourteen (14) for the same time period in 2016.

**Property Updates:**

- Unit 5103 – The garage door and stucco were damaged by a vehicle. The claim was paid in full by State Farm - \$2,427.75. Repairs are scheduled to be done by Leister Construction starting June 19<sup>th</sup>.
- Unit 5404 – The back door has been received and will be installed in the near future.
- Unit 4304 – The rear door has wood rot. A proposal received from Handyman Vince was approved at the last meeting and the door has been ordered.
- A section of fence was repaired between the patios of Units 4705 and 4706.

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- A quote was received from JaxHandyman to concrete the grass area in front of the second mail kiosk - \$1,400.00. A second quote has been requested from Leister Construction but it has not been received yet.
- The Association received notification that the hourly rates for CCSO off duty officers will increase in 2018.
- The fronts of the buildings have been walked and violation letters were sent (approximately 10)

#### **Old Business:**

- Landscaping:
  - Several valves were replaced. The irrigation inspection for June has not been completed yet. A copy will be forwarded to the Board as soon as it is received.
  - Management will contact BrightView concerning the sprinklers coming on at Buildings 15 & 17 at 8:00 p.m.
  - BrightView has faced challenges with the weekly service from the past two weeks due to rain. They are catching up with the detail work. Certain areas could not be mowed this week, especially the backs of the buildings.
  - A proposal was received to install Jasmine (57 plants) in the roundabout heading to the Splash Park - \$857.32. The proposal was tabled.
  - A proposal was received to install sod in the front yard, and remove pavers in the rear of Unit 106 - \$946.00. The proposal was tabled.
- Roofs/Storm Damage/Insurance
  - Kevin Burpee, Pride Public Adjusters, Inc. met with the insurance carrier and their inspectors on the property May 18<sup>th</sup> at 10:00 a.m. He felt that he was able to show significant damage to the insurance carrier, however the claim was denied. The insurance carrier feels that repairs can be done and that the roofs do not need to be replaced.
  - Anthony with Disaster Consulting Services said his team is ready to move forward with a mediation request. The request must be answered within thirty (30) days. If the insurance carrier refuses or does not respond, the Board will be contacted to request that the next steps be taken, which include filing a Civil Remedy Notice and an Appraisal. DCS has a good attorney on standby.
  - Temporary repairs are being addressed as needed.
- AT&T
  - Work has been completed on all of the units that the AT&T crew could gain entry to. A total of 67% of the units were completed. Fiber will be pulled to the rest of the units if/when the homeowner requests service.
  - It should be no more than two to three months before homeowners can sign up for fiber. A mailer will be sent out when service is available.
- Gates/Cameras
  - Two quotes were received to replace the DVR at the entrance:
    - Matthews Technologies Inc - \$3,724.30
    - Security 101 - \$6,921.00

A motion was made by Dan Steller to approve up to \$3,724.30 to replace the DVR pending the submission of an additional bid from a homeowner's contact. Donna Isley seconded. None opposed and the motion carried.

- Door Flashing – The Board approved releasing the final group of buildings to Handyman Vince for the installation of flashing on the rear doors.
- Gutter Cleaning
  - The cleaning of gutters on seventeen buildings has been completed.
  - There are numerous issues with clogged underground drains and pop-ups.
  - Quotes have been requested to install elbows and extensions on the downspouts, and to install screens on the gutters.
- Towing Contract
  - The new Vehicle Removal Agreement with ASAP Towing is in effect.
  - Parameters for towing have been discussed with ASAP Towing.
  - A sample hanging tag for guests was presented. The Board approved the design and the purchase of 500 hanging tags.

**New Business:**

- Happy Bags
  - Logo Xpress providing a photograph and pricing for Happy Bags.
  - The bags will be imprinted (in blue) with:
    - Lake Ridge Villas North
    - Important Resident Information
  - The Board approved the purchase of 1000 bags.
  - Inserts for the Happy Bags were provided to the Board for review. Kim Summers requested that a table of contents page be added, as well as information on the new hanging tags.

The next meeting is scheduled for Saturday, July 8<sup>th</sup>, at 8:00 a.m.

**Adjournment**

All business being completed, Donna Isley made a motion to adjourn the meeting. Dan Steller seconded. None opposed and the meeting was adjourned at 8:59 a.m.