



4-12-14

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, March 8, 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, Rick Morris, with Bob Woods and Kathy Melton representing The CAM Team. John Herzberg was absent.

Minutes

Donna Isley made a motion to approve the February 8, 2014 minutes as written. Rick Morris seconded. None opposed.

Guest Speaker: David Hoffmeyer, Direct TV

David Hoffmeyer shared that fiber optic cable is located within a reasonable distance of the property. There are two ways for the community to offer Direct TV: Bulk Property and Direct to Home. Under the Bulk Property Plan, the Association would pay a monthly amount (approximate \$30.00 which is a reduced fee) for each unit. Under the Direct to Home plan, the homeowner would pay the retail price for the service, plus a portion of the cost to bring the fiber optic cable to the unit. At least half of the units would have to sign up for the second alternative to be considered by Direct TV. To finalize the exact costs, a second site survey will need to be conducted. Mr. Hoffmeyer will complete the site survey within the next couple of weeks.

Open Forum: None

Financial Report – As of February 28, 2014

CAB Operating Account	\$ 117,904.66
CAB Reserve Account	\$ 428,873.06
CAB Reserves – CDARS	\$ 305,507.46
Reserve CD Account (3/17/14)	\$ 156,773.11
Reserve CD account (11/14/13)	\$ 135,859.67
Capital Contribution Account	<u>\$ 12,283.31</u>
Total	\$1,157,201.27

Old Business:

Republic Services was contacted and the Association can purchase its own compactor at a cost of \$18,000 - \$20,000. All maintenance and repair costs would be the Association's responsibility. The useful life of a compactor is 10-15 years. The contract to move the pick-ups to every other week was discussed. The savings to the Association would be over \$5,000 per year. Additional pick-ups can be requested at any time and will be done the following day. A motion was made by Donna Isley to approve the contract. Rick Morris seconded. None opposed. Donna Isley signed the contract.

The painting project is behind schedule due to the numerous rain delays. Buildings 1-6 have been completed and the contractor has been paid for them. A walk-through for buildings 9-12 is scheduled for Monday, March 17th, at 1:00 p.m.

Johnny's Pro-Cuts is the new landscape contractor and started working on the property March 1st. He is addressing numerous issues around the property, including weeds and trimming of bushes. The property will be mulched after the painting project is completed.

All action items for February 2014 were completed.

New Business:

A bid of \$5,320 was received from Johnny's Pro-Cuts to raise and repair/replace emitters throughout the property. A homeowner in attendance suggested cutting into the curb and running the pipe out to the street. The bid was tabled so further research can be done.

A bid was received from The Gate Store for preventative maintenance to the front gates. A motion was made by Rick Morris to approve quarterly service at a cost of \$177.00 per visit. Donna Isley seconded. None opposed.

A specification sheet for end unit fence panels was approved by the Board. The information will be posted on the website.

Two bids were received to pressure wash the driveways, sidewalks, and curbs throughout the community: Belet's Painting & Maintenance, Inc. (\$16,420) and Franco Enterprises, LLC (\$9,600). The matter was tabled until the painting project is completed.

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 9:08 a.m.

Action items:

- Send signed contract to The Gate Store and set up first maintenance visit.
- Send signed contract to Republic Services to adjust compactor pick-up schedule.
- Schedule second site survey by David Hoffmeyer. More definite pricing is needed.
- Contact Johnny's Pro-Cuts to get bid for cutting into curb and extending pipes in lieu of raising emitters.
- Have end fence panel specification sheet posted on the website.
- Send reminder statements out after the 15th and send the LM Funding letter to homeowners who are more than 90 days past due.