

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, March 14, 2015**

Minutes

The meeting was called to order at 9:02 a.m. at the Splash Park, located at 1510 Calming Water Drive, by Donna Isley. A quorum was established.

Present: Donna Isley and Dan Steller, with Kathy Melton representing The CAM Team.

Minutes:

Donna Isley made a motion to approve the February 14, 2015 minutes as written. Dan Steller seconded. None opposed.

Open Forum:

Johnny Gantea, with Johnny's Pro-Cuts, provided a landscaping update. He asked if the Board would like to relocate the palm trees that were installed under the building numbers and replace them with Podocarpus plants (cost \$50-\$70). He is also working on a quote to fill in the bare spots in the flowerbeds in front of the buildings. Several non-approved plants that were removed earlier this year have been put back by residents. The Board asked that Management be notified when this occurs so that a letter can be sent to the homeowner. The weeds are bad throughout the neighborhood. The spray tech has treated the property. If there is not improvement within the next week or so, Mr. Gantea will have the areas retreated. The Board tabled any improvements as the landscape contract is up for renewal.

A tenant who is currently renting in the neighborhood would like to purchase a unit, but is having trouble getting financed because of the number of rentals.

Financial Report – As of February 28, 2015

CAB Operating Account	\$ 52,772.13
Popular Operating Account	\$ 18,004.66
CAB Reserve Account	\$ 47,235.39
Popular Reserve Account	\$ 332,699.89
CAB Reserves – CDARS	\$ 306,119.04
Reserve CD Account (3/17/14)	\$ 157,322.77
Reserve CD account (11/14/13)	\$ 136,538.76
Capital Contribution Account	<u>\$ 12,301.79</u>
Total	\$1,062,994.43

Past due statements were mailed on Friday. A list of accounts to turn over to LM Funding will be provided to the Board at the next meeting. LM Funding/Business Law Group is aggressively pursuing collections. They are now moving forward to foreclosure with the intention of renting out the units to collect past due amounts.

There has been one new owner since the February meeting.

Property Updates:

- Unit 1301 – New tenants have moved in. There is an issue with the wood at the top corner of the garage. Discovery work by Leister Construction was approved, and a section of floor upstairs will be opened up to view the area in question.
- The gazebo was pressure washed and stained.



- The side of Unit 1701 was struck by a car. The car owner's insurance has been contacted and has agreed that they are responsible for all of the repairs.
- The webmaster has been contacted to remove the "Fannie Mae Approval" from the website and add "VA Approved."

Old Business:

Jane Hamman with Comcast was able to get the non-exclusive use of the homerun wiring approved with the door fee intact (\$135.00 per unit). The term of the contract was increased to eleven years as there is still a full year left on the current agreement. The proposal has been entered in their system and has to be reviewed by eight Comcast executives before it can be released to the Association for review.

Drainage issues are in the process of being addressed. A trench was dug by Unit 4106 and the water was pumped out. The clean water lines were checked and there were no leaks. The irrigation system was turned on and no leaks were detected in the reclaimed water lines. The sprinkler heads between the Buildings 41 and 42 have been directed away from the area. The plumber feels the only alternative may be to install a French drain system, at an approximate cost of \$600-\$700. Work should begin later next week or the one after to install the drain behind Buildings 47, 48, 49, and 54, and to check the sinkhole in front of Building 34.

The concrete repair at Unit 1103 is almost complete. The forms need to be removed and the control joints need to be cut.

The landscape contract was put out for bid. Four bids were received:

- Duval Landscaping - \$5,231.00 per month/\$62,772.00 per year
- ValleyCrest - \$6,556.00 per month/\$78,672.00 per year
- R&D Landscape - \$6,369.00 per month/\$76,428.00 per year
- Landscape Maintenance Professionals - \$6,500.00 per month/\$78,000.00 per year

After discussion, Dan Steller made a motion to approve the contract from Landscape Maintenance Professionals. Donna Isley seconded. None opposed. Per the contract with Johnny's Pro-Cuts, a thirty-day notice will be sent to terminate the contract April 30, 2015. The new landscape company will be notified that they will start on May 1, 2015.

New Business:

A proposal was received from Rogers Pavement Maintenance to repair a pothole in front of Building 39 - \$950.00. A motion was made by Donna Isley to approve the bid. Dan Steller seconded. None opposed.

A proposal was received from JaxHandyman to install two 6x6 pressure treated posts with a chain and lock at the entrance to the corral area on the outside of the gate - \$320.00. The lock will be changed on the corral doors to match the new lock. The Board requested an additional quote for yellow steel posts.

The Board will look at drainage and landscaping issues at Unit 106 and Unit 5901 after the meeting.

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 9:06 a.m.