

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, March 12, 2016**

Minutes

The meeting was called to order at 8:08 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.

Minutes

Donna Isley made a motion to waive the reading and to approve the February 13, 2016 minutes. Kim Summers seconded. None opposed and the motion carried.

Open Forum:

Maria Gruezo expressed concern about a letter she received about a temporary fence that she installed at the rear of her unit. She also requested that the Board consider installing an additional section of fence at the front of her unit.

Joan Polykarpous asked for assistance in dealing with the feeding of feral cats in the YMCA parking lot. She also asked for an additional pet waste station to be installed between buildings 39 and 40.

Financial Report – As of February 29, 2016

Popular Operating Account	\$ 220,879.75
Popular Reserve Account	\$ 687,501.03
CAB Reserves - CDARS	\$ 306,733.53
Total	\$1,215,114.31

Collections Report:

- Twelve units are currently with LM Funding (one unit is in bankruptcy).
- Statements were mailed, and several homeowners received the LM Funding/Business Law Group letter. Ledgers are being reviewed to send to LM Funding.
- There have been five (5) new owners since the January meeting.

Property Updates:

- A parcel door at the second mail kiosk has been repaired.
- A follow-up violation walk-through has been completed. Second notices have been sent out to homeowners. Significant progress has been made.
- The electrician will be contacted concerning installing an electrical outlet to the compactor area.
- The rear patio door for Unit 4904 has been replaced.

*Approved 4/9/2016
Kathy Melton, CAM*

Old Business:

- Landscaping – Weeds/Irrigation/Emitters
 - Crack weeds were sprayed throughout the property yesterday. Half of the bed weeds were sprayed and the other half will be done this week.
 - Turf weeds will be sprayed next week.
 - Irrigation will be increased to two times a week starting this next week. Zones will be run a minimal time of three minutes per zone.
 - Emitter repairs will be taken care of this week.
 - Management will follow up with the CDD concerning irrigation outside the gate at the entrance.
 - ValleyCrest will be contacted to spray the banana tree at Unit 1706 and the purple invasive plant at Unit 1405.
- Drainage
 - A quote from ValleyCrest was received to redirect the emitter pipe under the sidewalk to the curb at Units 2901-2902 - \$724.00. A motion was made by Dan Steller to approve the proposal provided that the pipe size is changed to a 3” pipe. Donna Isley seconded. None opposed and the motion carried. The proposal from Handyman Vince to fill in the base of the driveways with concrete at a cost of \$600.00 was approved.
 - A quote from ValleyCrest to replaced 20 feet of emitter piping at Units 4902 and 4903 was received - \$550.00. Dan Steller made a motion to approve the proposal. Donna Isley seconded. None opposed and the motion carried.
 - A quote from ValleyCrest was received to run a pipe out of the curb at the 2800 building - \$512.00. The proposal was tabled until clarification is received as to which unit is being addressed.
- Trash Compactor
 - Handyman Vince has completed the painting of the compactor door - \$400.00. New signage has been installed.
 - After discussion, the Board approved weekly pick-ups by Republic Services. Concerns remain that the new compactor is smaller than the previous one.
- No update has been received concerning the townhomes road paving project. The last communication was that the project was postponed until at least March.
- The revised Holiday Decoration Policy was presented for approval. Dan Steller made a motion to approve the revised policy. Kim Summers seconded. None opposed and the motion carried. The revised policy will be posted on the website.
- The person who damaged the exit gate has not been identified. A repair is needed to the crack at the bottom of the gate. The Gate Store will be contacted to weld the crack, and to repair a loose section of the entrance gate.
- The Clay County Sheriff’s Office was contacted to request a mix of unmarked and marked patrols in the neighborhood. The Board members have been added to the distribution list of officer reports.
- The repair to the garage door buck at Unit 1801 has been completed - \$375.00.
- New dog waste containers have been installed throughout the community. Two additional dog stations have been ordered and will be installed soon.

New Business:

- A quote was received from All Access Security to install a new camera at the exit gate. The proposal was tabled. The Board requested that camera 6 be relocated to point towards the exit gate. Kevin will be contacted to make sure that the camera will provide the information needed.
- A quote was received from The Gate Store to install a barcode reader system at the entrance gate - \$13,754.05. After discussion, the proposal was tabled. A quote to expand the memory for the DoorKing system will be requested.
- Florida Statute allows for homeowners rights to be suspended if they are more than 90 days past due with their assessments. A list of homeowners who are more than 90 days past due will be provided at future meetings so that the Board can vote to suspend their right to vote and to suspend their right to access the gate via remote control.
- The Board is requesting volunteers to serve on a Fines Committee to deal with parking violations, such as blocking a sidewalk and parking improperly in the common area parking.

Adjournment

All business being completed, Kim Summers made a motion to adjourn the meeting. Donna Isley seconded. None opposed and the meeting was adjourned at 10:00 am.