

**Lake Ridge Villas North at Fleming Island Plantation  
Condominium Association, Inc.  
Board of Directors Meeting  
Saturday, May 10, 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 Kathy Melton and Bob Woods representing The CAM Team. John Herzberg was absent.

**Minutes**

Donna Isley made a motion to approve the April 12, 2014 minutes as written. Rick Morris seconded. None opposed.

**Open Forum:**

Amy Ulbricht, Unit 4501, questioned a fine levied on her account for leaving trash bags at the dumpster in 2012. Management will investigate and contact the homeowner. Concern was also expressed about the new landscaper's schedule. A neighbor has experienced issues with dogs being let out without a leash and not being cleaned up after.

Roger Bolden, Unit 1801, shared that there is overspray on his door and paint on his porch from the painting of his building.

**Financial Report – As of April 30, 2014**

CAB Operating Account	\$ 116,485.61
CAB Reserve Account	\$ 384,949.23
CAB Reserves – CDARS	\$ 305,609.58
Reserve CD Account (3/17/14)	\$ 156,815.20
Reserve CD account (11/14/13)	\$ 135,859.67
Capital Contribution Account	<u>\$ 12,286.39</u>
<b>Total</b>	<b>\$1,112,005.68</b>

Statements were sent to homeowners with past due balances. In addition, default letters were sent to two homeowners who have not made payments as promised per their payment plan. One of the homeowners paid their account in full.

**Property Updates:**

The stucco has been completed at Unit 1203 and is ready to be painted. Violations have been sent to a number of units where homeowners have installed pavers in back of their units.

**Old Business:**

The representative from Ground Zero has not made contact with the Association. The matter was tabled for a future meeting.

The painting project is behind schedule due to seventeen rain days. Letters from the Sherwin-Williams Company representative were provided to the Board stating that the gallons used on the buildings painted to date is right on track as projected, and that the Loxon is being applied at the specified 10-14 mils per coat. The projected completion date for the painting project is June 11<sup>th</sup>.



Emitter repairs are almost complete. Lids still need to be replaced on a number of the emitters, and more fill dirt will be put around some of the emitters due to the recent rains. The broken pipe at the foundation of Unit 4902 has been repaired, but the area is wet again after the sprinklers were turned back on. The sprinklers will be checked for leaks.

The Board discussed the pressure washing bids that had previously been submitted. A motion was made by Rick Morris to approve the bid from Johnny's Pro-Cuts (\$14,832.00). Donna Isley seconded. None opposed.

Final notices were sent to homeowners who have damaged sod at their driveway. If repairs are not made, the Association will replace the sod and charge the homeowners account.

Gary Franco has completed all of the fence repairs.

Potholes have been filled in the area of Building 39. The Board for the townhomes is holding off on the installation of the speed bump while they investigate why the final lift was not installed. A representative from the townhomes was present and was encouraged to contact Dream Finders and Severn Trent about the final inspection of the roads and whether they were approved by the county.

Donna Isley is meeting next week with a representative from Sun-Setter Shades to develop guidelines, and to get a quote for awnings that the Board will approve. The approved specifications will then be taken to the Master Association for final approval.

Specifications for storm doors have been requested from the townhomes. A suggestion was made to contact Dream Finders, as well.

Management is working to secure FHA/VA approval for the community.

All action items for April 2014 were completed.

**New Business:**

The Board is considering hiring off duty officers to address issues with speeding and running of stop signs. The Clay County Sheriff's Office was contacted to request stepped up patrols, and to request a quote to provide off duty officers.

**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 8:52 a.m.

**Action items:**

- Investigate letter sent to Unit 4501 for leaving bags at the dumpster.
- Notify painters of overspray on door and front porch of Unit 1801.
- Discuss landscape schedule with Johnny's Pro-Cuts.
- Request final revision of pressure washing bid from Johnny's Pro-Cuts.
- Follow up on storm door specifications.
- Follow-up inspection of damaged sod at driveways and forward list to Johnny's Pro-Cuts for replacement.
- Request bid to repair raised sidewalk in front of the 300 building.