

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, May 9, 2015**

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 and Dan Steller: Kathy Melton represented The CAM Team.

Minutes:

Donna Isley made a motion to approve the April 18, 2015 minutes as written. Dan Steller seconded. None opposed.

Open Forum:

A homeowner expressed concern about the flea problem in the community. A bid will be requested from Pest X-Press to treat the turf.

Wasps are swarming around Unit 201.

Financial Report – As of April 30, 2015

Popular Operating Account	\$ 77,581.92
Popular Reserve Account	\$ 552,229.89
CAB Reserves – CDARS	\$ 306,221.37
Reserve CD account (11/14/13)	<u>\$ 136,538.76</u>
Total	\$1,072,571.94

The proceeds have been received from the CD that matured last month. The funds were deposited into the Popular Reserve Account.

Statements will be mailed out next week. A list of accounts was presented to the Board who will receive Rent Notices and LM Funding letters. Two units are ready to be turned over to LM Funding. The check from LM Funding for April was \$2,949.00

There have been no new owners since the April meeting. One property was foreclosed and title went to the bank.

Property Updates:

- Unit 1301 – Repairs to the unit should be completed by the middle of next week.
- The garage door at Unit 4704 has been painted.
- Unit 2706 received a letter about sod damage at the driveway. The property manager replaced the sod but has requested that the Association allow the homeowner to expand the driveway. The Board asked that an ARC be submitted. The driveway must be like the others, and the homeowner will be responsible for all costs including any changes to the irrigation system.
- The Clay County Sheriff's Office has been updated about potential issues in the community.
- The audit has been completed. Homeowners can request a copy of the audit at no cost to them.



Old Business:

The new Comcast Service Proposal has been signed by the Association. It takes approximately thirty (30) days for the proposal to be counter-signed by a Comcast Executive, and then approximately ninety (90) days to receive the check.

The retaining wall to address drainage issues at Unit 106 has been completed by Jeff's Excavating (\$16,275.83). The sod was struggling but LMP came out and adjusted the sprinklers. The drainage proposal from Jeff's Excavating for Unit 5901 was tabled at the last meeting, and no new proposal has been received. A sprinkler head by the dumpster corral needs to be moved.

The new landscape contract with Landscape Maintenance Professionals (LMP) went into effect on May 1st. David Robinson walked the property with Johnny Gantea and said that it was a very beneficial meeting. The regular mowing day for the community is Thursday. The first service was completed this past week and positive comments have been received.

The revised proposal from JaxHandyman to install steel bollards (painted yellow) at the entrance to the corral was received - \$850.00. The Board approved the proposal.

A legal letter was sent to a homeowner who is not cleaning up after their pet. The Board is reviewing the violation policy and is considering forming a Fines Committee.

The issue of feral cats was tabled for a future meeting. The form to register a complaint with Clay County Animal Control will be added to the website.

The trash compactor has been removed for repairs. A roll off is in place and will be emptied every other day. Republic Services has been notified that the roll off should be emptied on Monday (5/11), Wednesday (5/13), and Friday (5/15). . The pick-up charges will be adjusted on the next monthly bill to account for the roll off. The account representative was contacted to request a new compactor. The only way Republic Services will provide a new compactor is if the Association signs a new service agreement for 3 years

Three bids have been requested for pressure washing the patios, porches, driveways, sidewalks, and curbs.

The Board approved the installation of mulch once the pressure washing is completed. The cost from LMP to mulch the property is \$15,150.00. Last year the cost was \$21,500.00.

David Robinson from Landscape Maintenance Professionals was in attendance at the meeting. He described the plan of action for the first month of service by his company. The mowers are set to 5" in efforts to make the turf heartier and less prone to damage during a drought. All hedges will be trimmed once a month, and a fertilization/pest control calendar has been provided to the Board. The Board asked David to look at several issues on the property. The holly bush by Unit 201 is dying. The hedges by Unit 5901 need to be trimmed. Donna made a motion to approve the proposal to install Jasmine in the round-about leading to the water park at a cost of \$720.00. Dan seconded. Approved. Donna made a motion to install a Loropetalum in front of Unit 1103 and add a bag or two of mulch. Dan seconded. Approved. Proposals were received to install grass in the center area by the townhomes: St. Augustine turf (\$10,800.00), Bahia turf (\$9,180), and irrigation work to install irrigation to water the area (\$3,056.50). Tabled for a future meeting.

New Business:

Prior to the meeting, Rick Morris submitted his resignation due to being relocated for his job. The Board thanked Rick for his service to the community. Anyone interested in joining the Board is asked to contact The CAM Team – 904-278-2338.

Adjournment

All business being completed, Dan Steller made a motion to adjourn the meeting. Donna Isley seconded. None opposed and the meeting was adjourned at 9:25 a.m.