

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, May 14, 2016**

Minutes

The meeting was called to order at 8:06 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: Jean Claudia Koza and Maria Gruezo

Minutes

Dan Steller made a motion to waive the reading and to approve the April 9, 2016 minutes as written. Kim Summers seconded. None opposed and the motion carried.

Open Forum

Ms Koza from Unit 201 discussed the gate, and issues with parking.

An item of New Business, Towing Company, was taken out of order. Maury Kopman from ASAP Towing & Storage Co. was in attendance. Mr. Kopman shared the services that his company can provide. The company is willing to patrol the neighborhood on a regular basis to look for cars that violate the parking rules. The storage site is located on 103rd street.

Financial Report – As of April 30, 2016

Popular Operating Account	\$ 237,726.02
Popular Reserve Account	\$ 707,806.09
CAB Reserves - CDARS	<u>\$ 306,836.06</u>
Total	\$1,252,368.17

Collections Report:

- Ten units are currently with LM Funding (one unit is in bankruptcy).
- Statements are being sent monthly, and will be mailed early next week.
- Outstanding receivables as of 4/30/2016 were \$42,309.59, which is approximately \$3,600.00 less than the previous month.
- There have been four (4) new owners since the April meeting.

Property Updates:

- The signs for the pedestrian gate will be ready for pick-up next week.
- The speed hump will be installed by the 18 building on May 25th.
- An updated violation report was provided to the Board.



- A homeowner expressed concern about a path being worn through the lawn by people accessing the YMCA. The Board requested a quote for holly trees to be added to the berm.
- A homeowner reported that two units have pit bulls. Letters will be sent.

Old Business:

- Landscaping – Weeds/Irrigation/Emitters
 - Repairs to emitters have not been completed. Screws need to be placed in all the grate caps.
 - Several turf areas are brown and/or appear to have cinch bugs. BrightView will be contacted to see if these areas have been treated.
 - The Board expressed concern that BrightView had to be contacted to come out and turn the irrigation on once the temperatures got warmer.
- Drainage
 - Units 4902-4903 – Repairs were completed, but issues are still being reported at Unit 4903.
 - Units 2901-2902 – Sod at the end of the driveway was removed and replaced with concrete. The pipe for the emitter was run through the curb.
 - 27 Building – Repairs were completed and the pipe was run through the curb.
- Townhomes Road Paving Project – The parking area behind the 28 building still needs to be striped.
- Damaged Gate – A claim has been filed with Progressive Insurance to replace both exit gates. The gates were hit by an AC company van.
- Cameras – A new HD license plate camera has been installed so that license plates of cars entering the exit gate can be captured.
- Unit 5901 Fence – Handyman Vince notified Management that he cannot match the fence that is currently installed. Three contractors have been contacted to submit a proposal.
- The addition of Papsalum grass to the berm adjacent to Building 57 has been completed. The Board requested for a quote to add additional holly bushes. The Board also asked that a quote be obtained to replace the dead holly bush by Unit 201.

New Business:

- Building 29 & 41 Drainage Proposals – Three proposals were received to address drainage issues in the area of these buildings:
 - Jeff's Excavating - \$12,444.30
 - BrightView Landscape - \$11,115.98
 - DeLarm Excavating - \$8,600.00
 Dan made a motion to accept the proposal from DeLarm excavating. Donna seconded. None opposed. The proposal also includes repairs by Building 58 and Unit 4903.
- Parking Policy – A copy of a parking policy from another neighborhood was provided to the Board.
- Towing Company – A motion was made by Dan to sign the contract with ASAP Towing. Donna seconded. None opposed.
- AT&T – A letter was received from AT&T concerning fiber optic upgrades. Management will contact the representative to get more information.

- The Board requested that a higher speed bump be purchased and installed at the stop sign close to the entrance.

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 10:32 am.