

**Lake Ridge Villas North at Fleming Island Plantation  
Condominium Association, Inc.  
Board of Directors Meeting  
Saturday, September 19, 2015**

**Minutes**

The meeting was called to order at 8:04 a.m., at the Splash Park located at 1510 Calming Water Drive, by Donna Isley. A quorum was established.

**Present:** Donna Isley, Dan Steller, Kim Summers, with Kathy Melton and Jenni Nolan representing The CAM Team.

**Minutes**

Donna Isley made a motion to approve the August 8, 2015 minutes as written. Dan Steller seconded. None opposed.

**Open Forum** – No homeowners present.

**Financial Report – As of August 31, 2015**

Popular Operating Account	\$ 148,065.63
Popular Reserve Account	\$ 500,292.69
Reserve CD account (11/14/13)	\$ 136,538.76
CAB Reserves - CDARS	<u>\$ 306,375.77</u>
<b>Total</b>	<b>\$1,091,272.85</b>

**Collections Report:**

- Collection efforts are ongoing. LM Funding letters will be sent to two homeowners.
- Donna Isley and Kathy Melton were in attendance at the foreclosure hearing with Business Law Group for Unit 1401.
- There have been four (4) new owners since the August meeting.

**Property Updates:**

- Storms have caused issues with the gates. The phone kiosk and battery backup were affected. Repairs were completed at a cost of \$3,287.72.
- An estimate was received from Handyman Vince to repair the garage door bucks at Units 5106 and 5406 - \$500.00. The Board requested that the contractor paint the wood instead of reattaching the break metal. A motion was made by Donna to approve the bid. Kim seconded. None opposed.
- An estimate was received from Handyman Vince to replace the rear door at Unit 1003 - \$675.00. A pre-hung door with plastic brick moulding will be installed. A motion was made by Donna to approve the bid. Kim seconded. None opposed.
- The Board asked that a \$25.00 Kohl's gift card be sent to Audrey for her commitment to the community.
- Tom with Tom's Towing has been asked to make more frequent runs through the neighborhood.
- Management is working with the Comcast account representative to clarify access to the home run wiring conduit. A unit is having cable issues, and the Comcast repair person was reluctant to access the conduit.

- The security cameras have been repaired and access has been provided to the Board.

**Old Business:**

- Drainage repairs at Units 5401 and 5601 have been completed at a cost of \$18,041.00.
- Dan has contacted a contractor to provide estimates on drainage issues at Units 5901, 2906, 4104, and 2806.
- Landscape Maintenance Professionals has been terminated, and the new landscape contractor is ValleyCrest. Their first day on the property was September 18<sup>th</sup>. An irrigation inspection will be completed next week.
- A resident volunteered to catch feral cats and transfer them to a safe animal shelter. The Board approved. The CAM Team will provide traps.
- The new compactor was delivered, however the compactor will have to be removed to have a rear door installed. The door is needed for access to clear jams. Information was provided concerning the Sleepy Hollow landfill and what items may be disposed of there. The information will be added to the website.
- The cost to install mulch is \$15,960.00. The Board requested that both the front and back beds be mulched, and that installation take place after the "detail landscaping" has been completed (after the first 30 days of the contract). Any plant that is not common to the community property will be removed by ValleyCrest.

**New Business:**

- Notice of the Annual Meeting was mailed to all homeowners of record. The meeting will be held November 14, 2015 at 8:00 a.m.
- The Budget Meeting has been rescheduled and will be held Saturday, October 17, 2015. A draft 2016 budget was provided to the Board. Notice of the Budget Meeting will be mailed out at least fourteen (14) days in advance.

**Adjournment**

All business being completed, Donna Isley made a motion to adjourn the meeting. Kim Summers seconded. None opposed and the meeting was adjourned at 9:51 a.m.



10/17/15