

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, September 10, 2016**

Minutes

The meeting was called to order at 8:00 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

Dan Stellar made a motion to waive the reading and to approve the August 13, 2016 minutes as written. Kim Summers seconded. None opposed and the motion carried.

Open Forum

Maria Gruezo (Unit 5901) shared that she was happy with the fence installed at the front of her property. There is a leak between the grass and the concrete at the driveway.

Financial Report – As of September 30, 2016

Popular Operating Account	\$ 237,284.61
Popular Reserve Account	\$ 739,878.57
CAB Reserves - CDARS	<u>\$ 307,040.06</u>
Total	\$1,284,203.24

Collections Report:

- Eight units are currently with LM Funding (one is in bankruptcy).
- Five additional units approved at the last meeting have been turned over to LM Funding.
- Statements are being sent monthly.
- There have been two (2) new owners since the August meeting.

Property Updates:

- Speed bumps will be ordered for the stop sign by the entrance. Dan Steller will mark the area and Management will take the necessary measurements.
- Several leak repairs are underway or have been completed:
 - Unit 5303 – A proposal from Leister Construction to repair a leak at the rear wall has been approved - \$10,633.98. Repairs will start on September 12th.
 - Unit 5805 – A leak was reported at the sliding glass door. Discovery work was done by Leister Construction. Jason Leister felt that caulking was all that was needed and the work was completed.
 - Unit 504 - Caulking of the upstairs window that was mentioned by Fred Braman at the last meeting has been completed by Handyman Vince.
 - Unit 102 – A leak was reported at the family room window. A discovery proposal with Leister Construction has been signed and is scheduled for September 13th.



Old Business:

- Landscaping:
 - A proposal was received from BrightView to replace 113 pop-up emitters with grates - \$2,058.00. A motion was made by Dan Steller to accept the proposal. Kim Summers seconded. None opposed and the motion carried. Randall Holmes emailed that not one single grate has come off where they have been changed out previously.
 - A valve was stuck on at Buildings 10 & 16. Randall came out last Saturday to turn the water off. The valve was replaced at a cost of \$485.00.
 - An irrigation inspection was provided to the Board after the meeting last month. Included with inspection were four invoices. Dave Lara, the irrigation tech, has not been invoicing communities for repairs. The invoices were tabled.
 - The Board and residents in attendance expressed continuing concerns with the quality of landscaping services, including uneven cutting of the turf, weeds, and ongoing irrigation issues. A quote for landscape maintenance will be requested from Total Lawn Care (TLC).
 - A lock needs to be placed on the irrigation timer.
- AT&T completed the site visit in early August for upgrading the network for fiber optic service. The representative emailed that the design plan should be available soon.
- The CDD was contacted concerning landscaping and irrigation outside the fence. An email was received. The Board and Management will review the information provided.
- A bid was received from AA Gutters to install a gutter helmet on Building 3 - \$1,760.00. The matter was tabled.
- The pressure washing project previously approved (total cost - \$13,340.00) has been started. Fourteen buildings have been completed. Stonebridge Construction has not been posting notices with specific dates on doors. Management will contact the vendor.

New Business:

- Gate Repairs:
 - There have been several issues with the entrance gate. The Gate Store has checked it and says that it works fine when they are out there. They ask that more details be provided as to the exact problem if there are any further issues.
 - A proposal was received from The Gate Store to replace the mount for the outside exit machine - \$953.24. A motion was made by Dan Steller to accept the proposal. Donna Isley seconded. None opposed and the motion carried.
- Proposals were requested from Rogers Pavement Maintenance and Yellow Dog to restripe the parking areas. A proposal was received from Rogers Pavement Maintenance - \$953.24. Donna Isley made a motion to accept the proposal. Kim Summers seconded. None opposed and the motion carried. The Board asked that Stonebridge Construction pay special attention to the white paint on the curbs and remove any flaking paint. A map was provided to the Board showing the breakdown of parking spaces:
 - Resident spots – 94.8%; Visitor spots – 29.7%; Wheelchair spots – 5.5%
- The Budget Meeting is scheduled for October 8th.
- The Annual Meeting is scheduled for November 12th. The first notice will be mailed on Monday, September 12th. There are two Board seats up for election this year.

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 9:37 am.