

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Saturday, September 16, 2017**

Minutes

The meeting was called to order at 8:05 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, CAM and Carla Guzman represented The CAM Team.

Homeowners Present: Jean Koza, Joan Polykarpous, and Donna Starr.

Minutes

Kim Summers made a motion to waive the reading and to approve the August 11, 2017 Board of Directors meeting minutes as written. Donna Isley seconded. None opposed and the motion carried.

Open Forum:

A homeowner asked if the grass at the 28 building will be replaced. BrightView will be replacing the grass in this area at no cost to the Association. Another homeowner said that the grass to the right as you enter the community needs attention.

A homeowner asked for an update about the dog that recently attacked and bit another dog. The matter was referred to the attorney and the dog will be removed.

A jogger reported to a Board member that the area by the pedestrian gate at the entrance floods. The Board will arrange a meeting with the CDD to discuss irrigation outside the gates.

Financial Report – August 31, 2017

The August 31, 2017 financials were emailed to the Board in advance of the meeting. The balances as of August 31, 2017 were:

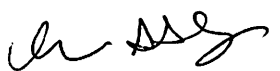
Popular Operating Account	\$ 246,008.00
Popular Reserve Account	\$ 853,039.57
CAB Reserves - CDARS	<u>\$ 307,594.28</u>
Total	\$1,406,633.93

Collections Report:

- Ten units are currently with LM Funding (one is in bankruptcy). One until was recently released back to the Association.
- Past due statements will be sent next week.
- Accounts are reviewed monthly to see if LMF letters need to be sent.
- There have been four (4) new owners since the August meeting.

Property Updates:

- Units 903 & 4304 – The rear doors have been installed by Handyman Vince.
- Units 5004 & 5303 – The deposit for replacement of the rear doors has been paid to Handyman Vince and the doors have been ordered.


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- Unit 5706 – Plants have been installed in the rear mulched area per the proposal approved at the July meeting - \$752.00.
- Compactor – The delivery of a new compactor to Republic Services is scheduled for September 26th.
- Regular inspections were suspended until issues from Hurricane Irma have been taken care of.

Old Business:

- Roofs/Storm Damage/Insurance
 - The attorney (Larry Bache with Merlin Law Group) has the case and is moving forward. The engineer still has eleven (11) buildings to check. Thomas Miller will be back on the property September 27th-29th. Kathy Melton, CAM will meet with him onsite on September 27th. The initial indications are that the engineer feels that there is significant damage to the roofs caused by the previous hurricane.
 - The Board approved making repairs on several roofs versus installing tarps. DCS continues to address roof leaks and gutter issues as calls are received.
- Gutters
 - Two quotes were received to install elbows and extensions on the gutters:
 - AA Gutter Services - \$300.00 per building (\$500.00 per building if flex spout is used)
 - JaxHandyman - \$400.00 per building (if 10 buildings are awarded at a time)

The proposals were tabled. A meeting will be scheduled with David Hawkins, AA Gutter Services, and Dan Steller to review the specifications for the project.
- Happy Bags
 - The Board was asked to give final approval to the inserts for the Happy Bags.
 - The mailout for the hanging tags was delayed due to Hurricane Irma.
- Mail Kiosk – Concrete
 - The proposal from Suggs Concrete was approved at the previous meeting to install concrete in front of the second mail kiosk - \$1,250.00. The vendor is going on vacation but will schedule the project upon his return.
 - BrightView will cap the irrigation lines in this area.

New Business:

- Hurricane Update
 - Approximately thirty (30) roof leaks have been reported since Hurricane Irma came through the area.
 - Additional damages on the property include:
 - Damage to rear fences
 - Missing and loose gutters
 - Damage to the second mail kiosk
 - Two trees needed to be staked. BrightView was onsite after the storm to do a cleanup of the property.
- Drainage – A proposal was received from DeLarm Excavating to install a drainage system behind buildings 57-58-59 - \$9,200.00. A motion was made by Dan Steller to approve the proposal as presented. Kim Summers seconded. None opposed and the motion carried.

- Arrow Security – A proposal was received from Arrow Security to provide patrols in the neighborhood - \$23/hour.
 - Patrols are armed and can drive through in both marked and unmarked cars.
 - Detailed reports are logged that can be accessed via an online system. A sample report was provided to the Board.

A motion was made by Donna Isley to approve the proposal from Arrow Security. Kim Summers seconded. None opposed and the motion carried. Notice will be given to CCSO that their services are no longer required after September 30th.

- Exit Side Replacement Camera – A proposal from Matthew Technologies (\$758.97) to replace the exit side camera that sustained water damage from the hurricane was tabled as the camera seems to be operating properly right now.
- A proposal was received from Trimac Outdoor for the landscape services in the community - \$5,376.00 per month (not including mulch). The Board tabled consideration of the proposal and requested a bid from the company currently providing services to the townhomes.

The next meeting is the Budget Meeting and is scheduled for Saturday, October 21st, at 8:00 a.m. A draft budget will be emailed to the Board for comments/changes so that the proposed budget can be mailed to homeowners at least fourteen (14) days prior to the meeting.

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 9:28 a.m.