

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Tuesday, January 18, 2011**

Minutes

Meeting called to order at 6:32p.m. at the Splash Park, 1510 Calming Water Drive, by Donna Isley, VP.

Present: Donna Isley, VP, Sharon Tillis, Secretary and Bob Woods with The CAM Team

Absent: John Herzberg.

Manager and Financial Report:

Turnover was completed on January 10, 2011. Financial reports were unable to be provided at this time. Bob Woods reported that in the past few weeks he had met many of the homeowners and was becoming familiar with the property. Vendors were notified of the change of management. One vehicle was towed due to an expired tag for several years.

Old Business:

a) **Pest control**

Two proposals were considered for changing the termite and pest control treatment for the Association. Ron Smith, and Ron Smith, Jr., attended the meeting on behalf of Pest Express. Ron Smith, Jr. presented the proposal for their company and fielded several questions from the Board. A motion was made by Donna Isley and seconded by Sharon Tillis. The motion carried unanimously to contract with Pest Express immediately after notification to the current vendor.

b) **Collections**

John Telfer, representative for LM Funding presented a proposal to purchase delinquent AR's. An upfront payment will be offered and all assessments will remain the property of the Association. LM Funding is compensated from late fees and interest charges. A decision was discussed and tabled for further consideration at the February meeting.

New Business

- a) The SWS Container was discussed regarding the overflow of Christmas trees. The Board instructed management to have the container removed from the property.
- b) A homeowner stated that a Sherriff's Deputy for Clay County that patrols Fleming Island on a regular basis has requested a gate remote clicker to access LRVN to patrol. Donna motioned that a gate remote clicker be provided to the officer at no cost, seconded by Sharon Tillis. After discussion the motion was unanimously approved. Management to proceed with action.

Open Forum

There was much discussion regarding commercial vehicles and where they can be parked in the Association. The discussion was very cordial and constructive.

Management was instructed to move the open Forum discussion to the beginning of the meeting so it is not the last item on the agenda.

Adjournment

Donna motioned to adjourn at 7:35 p.m., seconded by Sharon Tillis.

Action items for The CAM Team

- a) To contact the camera vendor and have the cameras adjusted so there is a good shot of the tag on each vehicle captured. Also, the cameras should be adjusted to view the walkway to the dumpster area.
- b) To have the FR Signs secured permanently to the buildings.
- c) To follow up on the Action items left over by Severn Trent regarding the person that rammed the front gate.
- d) To inquire about the proration of the town home Association to pay a prorated cost for the use of the gate and dumpster.
- e) To update the website with the appropriate information.
- f) To put signs at all of the Kiosks and the dumpster areas to let owners know of the management change and emergency phone numbers.
- g) To put the Notice of Meetings for the entire year in the mail box kiosks areas.
- h) To have the SWS container removed from the property.
- i) Bob requested that a Board member walk the property with him. Donna Isley volunteered to do so. Bob and Donna set up an appointment to do so.
- j) To supply a gate remote clicker to the Sherriff's officer at no cost.
- k) Donna requested that Bob set up a meeting with the violations committee.