

approved

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Monday, March 12, 2012**

Minutes

The meeting was called to order at 6:00p.m., at the Splash Park located at 1510 Calming Water Drive, by John Herzburg. A quorum was established.

Present: Donna Isley, John Herzburg, Tony Diaz and Bob Woods with The CAM Team were in attendance.

Minutes

Donna Isley motioned that the February Minutes be approved, seconded by John Herzburg, none opposed, and the motion carried.

Open Forum

There was excellent attendance at the meeting, most of the residents wanted to talk about parking. There were many good ideas that may help the board in solving the parking issues. There were a lot of concerns from the owners that the board be lenient and make the parking issues as flexible as possible. The condominiums have two parking spots, one in the garage and one on the drive. Some home owners have more than two vehicles, and some accommodation was discussed in allowing them to park in the overflow parking lot. Registering the vehicles was a topic, having owner participation is vital. There will be one color decal for owners and another color for the tenants. The CAM Team states they would provide an opportunity to disperse the decals one Saturday morning and one evening at the Splash Park. All decals will be picked up at the CAM office if you cannot attend the on-site meeting.

Residents were also concerned about the trash build up at the pond around Lake Ridge Villas, Bob Woods was instructed to contact the CDD and request that the trash be removed.

The Board also asked Bob Woods to speak with Gary Franco and find out when the annual pressure washing will commence.

In addition, the Board requested that the CAM contact Dream Finders to remove the for sale sign from their property.

It was decided that the Board of Lake Ridge Villas North would invite the new Board members of the Lake Ridge Villas Town homes to meet March 23, 2012, around 12pm at Bono's restaurant to combine efforts in resolving the parking issues.

Old Business: Parking

This motion was made by John Herzberg, and seconded by Donna Isley, all approved.

"No vehicle may be parked in a manner that may block the sidewalk or the street, or may the vehicle overhang into air space above the sidewalk or the street." Any vehicle that is found violating this motion after the 15th of April will be towed without warning at the owner's expense.

Dumpster:

The board requested that SWS remove the non- working buttons on the dumpster.

Manager and Financial Report:

CAB operating account as of end of January 2012 was \$71,018.38.

Reserve account total \$147,592.33

Reserve CDAR account total \$304,218.31.

Reserve CD account (2/17/13) \$153,621.41

Reserve CD account (11/15/12) \$135,183.91

Capital Contributions account total \$12,245.42.

New Business:

Donna Isley made a motion, it was seconded by Tony Diaz, all approved to ban all fire pits from the LRVN property.

Adjournment

John Herzburg motioned to adjourn at 7:55 p.m.

LRN Parking Rules

Background: Residents have attended LRN Condominium Association Meetings stating a desire to have parking reserved for guests. Residents are to park 1 or 2 vehicles in their garage, depending on condo style and 1 or 2 vehicles in their driveway depending on condo style. At no time are residents to park on the sidewalk, street, and other non-approved common areas per existing rules.

Proposed Rule:

Designation of Parking Spaces:

Lake Ridge North has 140 parking spots and 8 handicap spots designated on the streets (common parking). 80 common parking spots shall be reserved for residents to park extra vehicles. 60 common parking spots shall be designated as guest spots. The designations do not apply to the 8 handicap spots. Vehicles parked in handicap spots must follow Florida laws regulating parking in handicap spots.

The 60 guest parking spots shall be marked with the word "guest" on the pavement. The location of the guest spots shall be:

4 spots across from 5806

7 spots across from 5106

8 spots across from 4803

6 spots across from 4001

4 spots across from 4201

5 spots across from 901

10 spots across from 3003

8 spots across from 3605

4 spots across from 1606

4 spots across from 2205

Registration of vehicles:

All residents and tenants in LRN shall register vehicles with LRN Condo Association through the property management company. To register a vehicle, LRN owners must show proof of ownership (ex. utility bills sent to a LRN address, sales contract, county tax bill), proof of ownership of the vehicle (ex. title, sales contract, lease agreement, bill for monthly payment sent to LRN address), and proof of insurance. Renters shall rental agreement, proof of ownership of the vehicle (ex. title, sales contract, lease agreement, bill for monthly payment sent to LRN address), and proof of insurance.

At registration, owners shall be provided 1 ea. Green (color) sticker per operational vehicle and renters shall be provided 1 ea. Red (color) sticker per operational vehicle. Stickers shall not explicitly indicate unit number nor shall they state that they are for LRN vehicles. Owner stickers shall remain valid until sale of the condo. Renter stickers shall remain valid until expiration of the condo lease agreement. Stickers shall be placed in the lower left corner of the rear window for easy visibility. Motorcycles shall place the sticker in a practical spot on the rear of the motorcycle that is easily visible.

Parking in Common Area Spaces:

Residents shall park vehicles in their residence's garage and driveway as much as possible. Residents with more vehicles than can be parked at the residence may park in the 80 resident overflow spots. These spots will not be marked. Vehicles must be parked head in so that the vehicle sticker can be easily seen from the street.

Parking in Guest Spots:

Guests of LRN owners and renters may park in spots marked "guest." Guests shall have a permit placed on the front dash of the vehicle. The guest permit shall have the words "Lake Ridge North Guest Permit" and an expiration date. Hand written guest permits are allowed for 24 hours only.

Guest permits for longer than 24 hours, up to 7 days, can be obtained through the property management company. To obtain a parking permit for multiple days, the following information shall be provided:

Resident name, address, contact phone number

Guest vehicle make, model, color, license plate

Dates needed for guest parking

Towing:

In addition to existing rules, the following rules for towing shall apply:

1. Vehicles parked in guest spots without a guest permit after 10 PM shall be towed.
2. Vehicles parked in resident overflow parking without a designated sticker shall be towed at any time.
3. Vehicles that are not parked head in shall be towed in guest or resident overflow parking at any time.
4. Residents parked in guest parking spots shall be towed at any time.