

**Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Splash Park, 1510 Calming Water Drive
Tuesday, March 15, 2011**

MINUTES

Present: John Herzberg, President; Donna Isley, VP; Sharon Tillis, Secretary; Bob Woods representing The CAM Team. Also, in attendance were 8 unit owners.

The meeting was called to order at 6:00 p.m. by John Herzberg, President.

Approval of Minutes

Donna Isley motioned to approve the February 15, 2011 Minutes as written. Sharon Tillis seconded, none opposed and motion carried.

Open Forum

Drainage and landscaping issues, stop signs and feral cats were discussed.

Manager's Report

Bob reported that the total fund in all accounts at the end of February was \$595,237.82. Management was instructed to move unassigned funds into a Money Market Account.

The action items from the previous meeting were all completed.

- a) The website has been updated.
- b) The LM Funding contract has been prepared and is ready for signatures.
- c) AR Resources was given a 30 day notice to discontinue collections.
- d) Approximately 1/3 of the buildings have been pressure washed by Franco Enterprises. The balance is to be completed within two weeks.
- e) Letters were delivered to homeowners regarding sod damage at driveway areas as requested.
- f) Contact numbers for Mutual of Omaha and CAB Bank were given to Directors for questions regarding distribution of funds.

Old Business:

- a) **Parking** - The Board made a decision not to enforce the Restriction of commercial vehicles if parked in homeowner's driveway. If it is to be enforced it would be by the Master Association.
- b) **LM Funding** - The contract was signed by John Herzberg, President.
- c) **Franco Enterprises** - The excavation work was not approved. The Board agreed that LRVN should correct the total drainage problem all at one time rather than phases.
- d) **Austin Outdoors** The contract was awarded to Austin Outdoors to repair the turf damage at driveways.

New Business:

- a) **Write-offs** - 4 write offs were approved and signed by John Herzberg, President
- b) **Franco Enterprises** - The contract for the repair of drainage/down spouts was awarded to Franco Enterprises at a total cost of \$6,300.00.
- c) **Community Get Together** - Donna Isley motioned that \$500.00 could be utilized for the community get together. Sharon Tillis, seconded, none opposed and motion carried.

Adjournment

Sharon Tillis motioned to adjourn at 7:30p.m., seconded by Donna Isley, none opposed and motion carried.

Action items for The CAM Team

- A) Contact Brad at Austin Outdoors to repair the sod around the driveways.
- B) Contact Dream Finders to see if they are interested in purchasing palm trees.
- C) Check with Clay County/Sign Division to seek approval of adding additional STOP signs to the neighborhood.
- D) All funds that are not dedicated to Reserves are to be deposited into a Money Market Account.
- E) Contact Clay Electric regarding adding a security light in the parking lot across from building 400.