

Lake Ridge Villas North at Fleming Island Plantation
Condominium Association, Inc.
Board of Directors Meeting
Splash Park, 1510 Calming Water Drive
Tuesday, May 17, 2011



MINUTES

Present: John Herzberg, President; Sharon Tillis, Secretary; Bob Woods representing The CAM Team. Also, in attendance were 5 unit owners.

Absent: Donna Isley, VP

The meeting was called to order at 6:20 p.m. by John Herzberg, President.

Approval of Minutes

John Herzberg motioned to approve the April 19, 2011 Minutes as written. Sharon Tillis seconded, none opposed and motion carried.

Open Forum

Much discussion took place regarding noise from the establishment across the lake, Dream Finders with cans, trash, nails in the roads and personal activity in vehicles.

Manager's Report

Bob reported that the total funds in all accounts at the end of April were \$682,670.97.

The action items from the previous meeting were all completed.

- a) The website has been updated.
- b) Ted Brown contacted Comcast and verified that the boxes are the property of Comcast.
- c) Alex Rodriguez was invited to attend the meeting to present security issues.
- d) Units where plants were removed and a garden installed, area was returned to mulch condition.
- e) Manager presented a sample flyer for approval. RSVP, Donna Isley's phone number and the community web address is to be added to the flyer.
- f) The Sherriff's Office was contacted and will be available at the community event for fingerprinting of children.
- g) Board members were provided with an updated owners list.
- h). Manager provided a catalog showing speed humps and bumps for Board consideration for mail kiosk and entrance.

- i) Management provided 1 written bid for drainage issues. Other bids are pending.
- j) Management walked the community in an effort to identify satellite dishes in the community that may be in non-compliance.

Old Business:

- a) Digital Extreme - Alex Rodriguez presented their camera system to the Board. John Herzberg motioned to accept the proposal of Digital Extreme to begin installation as soon as possible. Cameras to be located at the entrance of community and at the trash compactors. Sharon Tillis seconded, none opposed and motion carried.

New Business:

- a) Stow n Tow Towing Company - Stuart Lackey presented a plan for parking control. John Herzberg motioned to hire Stow n Tow as their new vendor. Sharon Tillis seconded, none opposed and motion carried.

Adjournment

John Herzberg motioned to adjourn at 7:50p.m., seconded by Sharon Tillis, none opposed and motion carried.

Action items for The CAM Team

- A) Manager was asked to order a sign for recycling to be placed at the trash compactor. "Please take all boxes to Thunderbolt Elementary off Old Middleburg Road to help raise money for the school. Please deposit in the green & yellow dumpster"
- B) Manager to send a letter to unit 703 regarding removal of the wall in their garage in non-compliance. A letter is to be sent to Unit 704 regarding corn growing in back yard in non-compliance.
- C) Management to contact Pest Express regarding wasps in kiosk areas.
- D) Manager to contact landscaper and have shrubs installed to match neighboring vegetation at unit 105 and 5505 at homeowner's cost.
- E) Management was instructed to cancel A-1 Towing as vendor for LRVN.
- F) Flyer and happy bags to be ordered and delivered to Donna Isley.

Signature

Date approved