

**Lake Ridge Villas North at Fleming Island Plantation  
Condominium Association, Inc.  
Board of Directors Meeting  
Saturday, September 14, 2013**

**Minutes**

The meeting was called to order at 8:00 a.m., at the Splash Park located at 1510 Calming Water Drive, by Donna Isley. A quorum was established.

**Present:** Donna Isley, Rick Morris and Bob Woods with The CAM Team were in attendance. John Herzberg was absent.

**Minutes**

Donna Isley made a motion that the July 2013 minutes be approved. Rick Morris seconded, all approved.

**Open Forum**

**Manager and Financial Report:**

CAB operating account as of end of July 2013 was \$151,297.29.

Reserve account total \$305,152.81.

Reserve CDAR account total \$349,414.85.

Reserve CD account (3/17/14) \$156,405.23.

Reserve CD account (11/14/13) \$135,859.67.

Capital Contributions account total \$12,272.64.

Total \$1,110,402.49.

**Old Business:**

- Community Lift, Centex Roof Warranty Comcast
  - Ted Brown, Attorney, is still diligently working on bringing this issue to a conclusion
- Gutter Estimates
  - Donna Isley made a motion that AA Gutter Services receive contract to clean roofs and gutters. Any additional repairs noted by AA are to be estimated and sent to the Board of Directors for approval. All Approved.
- Mail Kiosks Estimates
  - Donna Isley made a motion that Mitch Bulmer refurbish both mail kiosks for \$2850.00 per kiosk. Rick Morris seconded. All Approved.
- Trash Compactor Pergola
  - Still awaiting bids.
- Slider Door Caulking
  - Still awaiting bids.
- Bubblers
  - Donna Isley made a motion for Austin Outdoors to repair Bubblers for \$1000.00 and to maintain weekly. Rick Morris seconded. All Approved.
- Toms Towing

- CAM Team contacted Toms Towing to sub contract with another towing vendor to help maintain the parking issues in Lake Ridge Villas North
- Bob reported that he had contacted Duval Asphalt for another inspection of striping, due to the advanced wear of striping.

**New Business:**

- Fannie Approval
  - CAM Team is pleased to announce that Fannie Mae has approved Lake Ridge Villas North for Special Designation.
- Happy Bags
  - Donna Isley reported that all Happy Bags have been distributed and Kendall Isley earned 8 hours community service hours.
- Website
  - Both Rick Morris and Bob Woods have been in contact with Randy Benton, webmaster, ongoing project.
- Garage Doors
  - The CAM Team was instructed to contact 23 owners of LRVN, informing them that they need to paint, repair, or replace their garage doors.
- 2606 Repair
  - Due to settlement, part of the stucco on this unit has been damaged. Mitch Bulmer is scheduled to make the repair Tuesday August 13, 2013.

**Action items:**

- Donna Isley instructed management to replace the missing mailbox door.
- Unit 4006 has a Satellite Dish on Roof, management instructed to send letter to have removed immediately.
- Marion ARC approved, Board instructed management to have unit owner provide the color of the screen for approval.
- Speed Bumps
- Apply for FHA
- 101 denied for hibiscus.

**Adjournment**

- Meeting was adjourned at 8:40 a.m