

LAKERIDGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MINUTES
May 21, 2026
2:00 pm Community Room

CALL TO ORDER: The meeting was called to order by President Cissy Richardson at 2:00 pm.

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL: Cissy Richardson, Rick Hoffman, Russ Chafee, Glenn Newland, Don Carradin, and Paul Bell present.

APPROVAL OF THE MINUTES: The Minutes of the April 16, 2026 meeting were approved as written. Minutes accepted.

PRESIDENT'S REPORT: Cissy welcomed new residents in units 305 and 808.

Reminded members that the bulletin boards by elevators and kitchen are areas where event information may be posted. Added that the LR website community information.

TREASURERS REPORT: Paul presented the report, the following account balances:

Truist Operating - \$ 6,384.73

Truist Savings Combined Accounts - \$ 18,557.60

Regions Pooled - \$ 24,563.50

Regions Structural Reserves - \$ 146,754.82 (\$2,122 accrued interest included)

No units are in arrears. The Treasurer's Report will be filed for the annual audit.

Paul then reported on specific expenses & anticipated expenses including the following:

Window cleaning \$7,600 (\$2,600 over budget), Plumbers \$2,800 to clean stack & repairs

Paint \$3,450, Charging station \$3,000 (every three years, due this year), Landscaping around \$5000, CPA \$6,000

While a number of expenses have occurred, Lakeridge is in good shape. It is necessary to limit spending on additional items, such as awnings put on hold for a couple of months till the September budget meeting.

MANAGERS REPORT: Russ followed up with information on completed projects, including window cleaning and pool pump timer. Pump timer is set to turn off for eight hours every evening. Pool tech will monitor water chemistry to determine effects of timer schedule and savings on electricity to be determined.

New owner registries will be available in June.

Bench requested by Sally Cochran on fifth floor discussed by board.

Motion to accept bench made by Don, second by Rick. Motion passed.

COMMITTEE REPORTS:

Building Security / Safety:

During bi-weekly review of units, Russ and Glenn discovered a blown bulb on 4th floor landing, bulb was then replaced.

Fourth floor button in elevator "B" does not light, but other than that, it works. Russ will report it.

Security :

Don reported on south gate repair. After price quotes of \$5000 for replacement, it was decided to replace a \$35 timer, and the gate has been working since.

Security lamp installed and functioning.

Estimates provided by two locksmiths for re-keying, Manny's and Pop-a-Lock. Manny's considered most desirable.

Motion made by Don to have Manny's install new lock sets at a cost of \$675.

Glenn second. Motion carried.

Awning pricing discussed, Glenn questioned the difference in pricing for the elevator room door between Parker \$1,500 and Ards at \$750. No reason available regarding difference.

Additional pricing received for front door awning, Parker \$1,800 and Ards at \$1,750.

Paul suggested both awnings be replaced at the same time, for efficiency. By general consent, the BOD agreed to address for 2027 budget.

Social Committee: Shirley started by complementing the luncheon at Sakura Restaurant and thanking Bette for her assistance.

Upcoming events include Potluck on May 31, Saturday breakfast on June 13 at the Golden Corral, Fourth of July, a potluck featuring hot dogs and hamburgers.

She thanked Carrol and Wallace for their part in placing flags for Memorial Day.

Priority Planning Committee: Committee chair Tony Thigpen presented the main projects on the agenda.

Tennis court restoration or removal. Costs and resident preferences will drive the final outcome.

Suggestions include replacing court with pavilion area, walking area, or a dog park.

Tony requested that the board include replacing the maintenance building as part of the project. Board provided general consent for the additions.

Drawings of plans to be requested and Russ was asked to verify with attorney to validate efforts.

Cissy confirmed that decisions must be financially responsible.

Committee plans meeting every two weeks.

Bill Windsor appointed to the committee.

Program Committee: Muffy provided information on a presentation from Florida Tourism.

Also upcoming will be a Movie Night on June 2.

Newsletter Committee: Editor Rick Hoffman thanked contributors to newsletter. He outlined the goals of the newsletter and solicited for additional contributors.

OLD BUSINESS:

Obtaining parking lot bids in progress. Three bids have been received, Russ is seeking additional bids. Possible time for project commencing is August or September.

NEW BUSINESS: Landscaping update.

Rupertan provided a \$5,100 to remove the dead plants. Once that portion is completed, project will be reevaluated for needs.

Cissy suggested Russ to pursue a second bid after a reevaluation to confirm what plants are recovering.

On May 12th, the Board made an action in lieu of meeting. The Board made a unanimous decision to authorize Russ Chafee, Association Manager, to consult with Becker & Poliakoff, LR attorney, regarding Unit 603's request for reimbursement of medical expenses arising from a slip and fall that occurred during the walkway coating project.

The secretary was asked to enter this motion into the minutes, as recorded.

Russ has contacted attorney.

Glenn Newland's resignation letter was read to group. The resignation was accepted with regret and new Board member to be appointed next BOD meeting in June.

OPEN DISCUSSION: Dave Velegol suggested using representative from UF- IFAS to review planting needs. Cissy will research.

NEXT MEETING: Thursday, June 18, 2026, at 2 pm.

Cissy made motion to adjourn, at 2:56 pm, second by Glenn. Motion passed.

Glenn Newland
Recording Secretary