

LAKERIDGE CONDOMINIUM ASSOCIATION

Regular Meeting Minutes

March 16, 2022

Call to Order: The meeting was called to order at 2:00 PM by President Merle Key.

Roll Call: Merle Key, Bill Humphreys, Karen Eversden, Tony Thigpen and Russ Chafee (Condo Manager) were present.

Proof of Notice: Notice of this meeting was posted per regs. of the Association.

Approval of Minutes: The Board was sent minutes of the last regular meeting. All having read them, there were no additions or corrections. Bill moved we accept the minutes, Tony seconded, all agreed. Minutes accepted.

Report of Officers:

President

Merle thanked the social committee for the last few activities. They were well attended and enjoyed by all.

Merle also said, "Goodbye" to the snowbirds who will be leaving for the north soon. We will be happy to see them back in the fall.

Treasurer

Operating- \$16,129.27

Reserves-\$99,018.20

Savings-\$102,914.90

Manager

The pool is being tiled this week, soon to be followed by the pavers (which should go quickly). We are looking at mid-April as a completion date.

T-Mobile will be installing their equipment starting 4/4/22. It should be up and running by May.

Our “shredding event” is scheduled for 3/21/22. The bins will be here for 2 wks. Feel free to add the documents that you need to shred also.

Insurance renewal proposal will be ready by March 21st.

The incident last Monday when the fire alarm went off was smoke detected in the elevator room. It was quickly taken care of by the men on the Board. The situation showed that our fire alarms do work well.

Safety-David Lane

We were reminded to keep all corridors clear of debris. He also asked each person to evaluate whether they are able to get down the stairs in case of an emergency. If not, please let Russ know. He keeps track of who will need help in an emergency. If we need to evacuate, all should know to go to the back of the property at the TECO gate and wait for further instructions. Also, we were asked to let Russ know when we have guests staying with us.

Old Business:

Reserve Study-Tony moved that we have a workshop of the Board and our Manager on 4/14/22, at 2 PM to discuss the 80-page results of our reserve study. Residents are invited to attend, but not be part of, the workshop. The Board will be tasked with the decision of how to implement the study for the coming years. Bill seconded the motion. Motion passed.

New Business

Board member resignation. Merle read the resignation letter of Ray Goe. He thanked him for his service. Ray hopes to work with the Board on special projects that enhance our living at Lakeridge.

Board member appointment. Merle then introduced our new member, Rick Hoffman. Rick has experience with Board governance. He will be a welcome addition to our Board.

Open Discussion:

David Velegol asked how the reserve study would relate to our present budget. Tony explained that it would not change our budget for this year.

Paul Bell asked if we were looking into getting a loan for the windows. Tony explained that we are studying all options.

Carl Dorton suggested raising our monthly fees now so the price of the windows will not be so difficult to pay for. Tony said this would be a “drop in the bucket”, so to speak.

Next Meeting: April 21, 2022; 2 PM

Adjournment:

Bill moved we adjourn the meeting. Tony seconded. All agreed. Merle adjourned the meeting at 2:43 PM

Respectfully submitted,

Karen Eversden, Secretary