

# Lakeridge Newsletter Spring 2021



## Activities

- Chair Yoga  
Mon/Weds/Fri  
10:30AM
- Shuffleboard  
Monday 2PM
- Bible Study  
Tuesday 10AM
- Ladies of Lakeridge  
Tuesday 2PM
- Fritter Boys  
Thursday 9AM
- Bike Ride  
Friday 8AM
- Coffee & Conversation  
Saturday 9 AM
- Movie Night  
2nd Thursday 7:00PM
- Birthday's Celebration  
4th Thursday 7:00 PM

## **Happening at Lakeridge**

This newsletter is to keep the Lakeridge community involved and informed on upcoming projects and events. If you'd like to have it sent to your email please provide your address to the office. For additional information please take the time to visit our website:

[www.lakeridgemedia.com](http://www.lakeridgemedia.com)

It's been a busy couple of months here at Lakeridge.

We conducted our first outdoor Annual Members Meeting it couldn't have been a better day with sunshine and a moderate temperature. Thanks to all who attended and participated.

The parking lot and gate renovations are complete. The new asphalt and aluminum gates should have a useful life of over 20 years. Thank you to all owners for the cooperation during the necessary inconvenience of parking at the church for 2 weeks.

It's springtime again! The landscaping crew will be sprucing up and revitalizing our flower beds and bushes.

## Potential projects :

- New bushes at the "Teco Gate"
- Replacing dead bushes along the west side of the building.
- Finish installing marble rock around the building

## Activities?

At the February meeting the board approved a Social Activities plan to resume limited and conditional activities. Chair yoga, bible study, Fritter boys, Ladies of LR, will be limited to 15 people. Swimming, tennis, shuffleboard is allowed without restrictions. There will not be any Holiday dinners, Birthday celebration, or Movie night scheduled for now. The board will revisit the plan and act accordingly.

## Safety Director's Message

Planning is important for your comfort & safety.

Our world is changing and our ability to cope challenging. At Lakeridge we usually meet in July to discuss the association plan and personal plans for emergency weather situations.

FEMA is now stressing the need to have a plan ready to go at all times of the year for all situations. Assistance for developing your own personal plan is available on You Tube.

Check these out! Search for:

1. FEMA tips to be ready in case of disaster
2. Build a FEMA disaster kit
3. 10 pre blackout tips/ 8 essential items
4. Apartment prepping emergency kit

David Lane

## Reminders:

Always let Russ know ahead of time about scheduled furniture or appliance deliveries.

If you have a maintenance issue needing resolved use the forms located in the kitchen and place the form in the office door slot.

Did you know Russ was a Notary? If you need a document notarized just stop by the office. This is a complimentary service for Lakeridge owners and residents.

If you change the lock on your entry door please provide a new key to the office for emergencies or repairs.

**Units For Sale:** 504, 507, 702, 706

## From the President

To all my fellow condo members,

Thank you for your help and understanding while our parking lot & gates were undergoing refurbishing. A big thank you to all the golf cart drivers, you were a life saver.

Thanks to all the owners who voted for me in the past election, I will try to live up to all your expectations.

We hope to return to some our usual social activities little by little in the near future.

Good Day Friends,

Merle

## 2021 Lakeridge Board of Directors

<b>President</b>	Merle Key
<b>Vice President</b>	William Humphreys
<b>Treasurer</b>	Tony Thigpen
<b>Secretary</b>	Karen Eversden
<b>Director at Large</b>	Ray Goe

## 2021 Board Meetings

Thursday	March 18th	2:30 PM
Thursday	April 15th	2:30 PM
Thursday	May 20th	2:30 PM

## From the Manager

Licensed Florida Community Association Managers (CAMs) are responsible for assuring compliance with Florida statutes and the Association's governing documents. In the coming issues of the newsletter I will include and explain the rights and responsibilities of unit owners and the roles and functions of the board.

A condominium is a form of real property ownership in which an individual owns a unit exclusively and owns common elements jointly with all other unit owners in the condominium.

Common elements are those portions of the condominium property which are not included in the units. All unit owners share ownership of the common elements in an undivided manner.

### Manager's Mission:

Maintain and improve Lakeridge to the delight of its members while adhering to the Association documents and Florida Condominium Statutes.

### Manager's Values:

Communication  
Integrity  
Transparency  
Responsiveness  
Accountability  
Member Involvement

**The State of Florida provides a number of rights and responsibilities for condominium owners through Chapter 718, Florida Statutes also known as the Condominium Act.**

### Owners Rights

1. Exclusive ownership and possession of their unit and membership in the association.
2. Use of the common elements & association property.
3. Receive notice of and attend board, budget, committees & annual owners meetings.
4. Receive notice of meetings at which the board will consider a special assessment.
5. Speak at board, committee & annual meetings subject to reasonable restrictions.
6. Vote to amend governing documents of the association or any other matter which requires a vote of unit owners.
7. Receive a annual budget.
8. Inspect the association's official records subject to reasonable rules.
9. Receive a substantive written response to an inquiry submitted to the board by certified mail.
10. Bring action for damages or injunctive relief or both against the association, another unit owner or a tenant.

### Owners Responsibilities

1. Pay their share of common expenses.
2. Use the common elements in a manner that will not infringe on the rights of other owners.
3. Provide the association access to their unit during reasonable hours for maintenance and repairs.
4. Not to make alterations that would adversely affect the safety or soundness of the common elements or property.
5. Be familiar and comply with the governing documents of the association.
6. Attend owner annual meetings & board meetings
7. Vote on issues presented for a unit owner vote & elections.
8. Serve on the board of directors as needed.
9. Bring any concerns or problems to the board of directors attention.
10. Cooperate with other unit owners in day to day life.

# Announcements

## Easter Dinner

TBA



## Happy Birthday

### March

Kathy Delaney, Ana Bell, Pedro Roman, Tony Thigpen, Monica McSkimming, Denise Widmer, Paul Gelsleichter, Katherine Carradin

### April

Judi Dorton, Angie Heatwole, Roger Powers, Stephen Dorton, Kathy Goe, Brenda Thompson

### May

Bill Thompson, Joanne Hardenberg, Terry Hardenberg, Janel Thigpen, James Falco, Ray Goe, Ada Morales, William Humphreys, Carolyn Velegol, Frank Gross, Helen Cook, Donald Carradin

## In Remembrance 2021

Donald Cochran      Mike Thomas

## Welcome to Lakeridge New 2021 Residents

Blanca Santiago - Unit 210

