

**Lakeridge Condominium Association
Board of Directors Meeting Minutes
July 16, 2026
2:00 pm Community Room**

Call to Order The meeting was called by President Cissy Richardson at 2:01 pm.

Pledge of Allegiance to the Flag

Roll Called Cissy Richardson, Rick Hoffman, Paul Bell, Bill Windsor, Don Carradin & Manager Russ Chafee were all present.

Approval of the Minutes The minutes of the June 18, 2026 Special Meeting were approved as written, the minutes of the Regular Board Meeting were approved with the correction of the amount of the bid for Road Runner Paving of \$21,435.56

Presidents Report

Residents continue to voice concerns about the lack of pet supervision by owners. July 4, prior to the Potluck, a non-dog owner discovered pet "poop" in the community room and cleaned up the mess.

NO effort had been made by the pet owner to clean up the accident.

For obvious health and cleanliness concerns, pets are not allowed in the kitchen, community room or pool area.

All pet owners have received the House Rules Booklet including new owners who are advised about pets at the Orientation meeting. The House Rules are also posted on the website to refresh pet owner's memories.

It is very disrespectful to all residents in our community when a pet owner is so grossly negligent in the care of their pet. Most certainly, their pet is horrified by their owner's behavior and lack of respect for their neighbors.

Treasurers Report

Paul Presented the report, the following account balances as 6/30/2026

Truist operating account- \$6,150.92

Truist Savings account- \$30,901.96

Regions Pooled Reserves- \$36,575.24

Regions structural reserves- \$165,603.24

There are no units in arrears

Managers Report

Recent

Landscaping dead plants have been removed/replaced

Weather Tite resolved leaks in Units 105/301/203

Upcoming

Parking Lot Sealcoat Project-deposit payment made project will be scheduled for 1st/2nd week of September

Lamp post installation in August

Administrative

Posting a Dog Owners reminder notice in the elevators & lobby

Suggested buying WYZE cameras for lobby and community room – Don moved to purchase cameras, Rick seconded. All in favor.

Committee Reports

Document- Rick mentioned that the committee will meet later this month

Newsletter- Rick mentioned that he would like to have all material by September 1st.

Special Programs and Activities- Shirley mentioned birthday and bingo scheduled and cherry pocket for later in the month and will be posted on bulletin board.

Safety and Security- Don mentioned about a storm located off the coast in the Gulf and to be aware of it.

Old Business-No Old Business

New Business

Board Resolution Temporarily Designating Supplemental Pet Relief Area

Russ and Rick discussed the background & rationale concerning the temporary Rule allowing temporary dog relief in the area adjacent to guest parking at the north end of the parking lot in addition to the public area and outside the gate required by Section 20 [f] of the Declaration until a permanent amendment to the Declaration is voted on by the membership.

Rick moved to adopt this resolution and Don seconded, all the board was in favor.

Tennis Courts

Russ restated the Project Committee's recommendation to replace the courts upon Member approval with landscaping & fencing that matches the existing.

Paul gave an informative report on the costs of refurbishing the courts or removing them.

Paul made a motion to refurbish the court as scheduled and Don seconded the motion. All the board voted in favor.

Open Discussion- None

Next Meeting- September 17th at 2:00pm

Meeting Adjourned – 3:00pm

Respectfully submitted by: Don Carradin

