**LAKERIDGE CONDOMINIUM ASSOCIATION**
**Board of Directors Meeting Minutes**
**Thursday, September 17, 2026**
**2:00 PM Community Room**

**Call to Order:** The meeting was called to order by the President at 2:00 pm

**Pledge of Allegiance to the Flag of the United States of America**

**Roll Call:** Cissy Richardson, Paul Bell, Bill Windsor, Don Carradin & Russ Chafee, Manager in attendance. Rick Hoffman was absent.

**Approval of the Minutes:** The Minutes of July 16, 2026, monthly meeting and the Minutes of the Minutes of the Personnel meeting on September 14, 2026, were approved as written.

**President Report:** The parking lot paving project is complete despite delays. Members were thanked for their patience and cooperation. Lakeridge has completed many major projects making our home a premier community.

**Treasurer Report:** Paul reported the following balances as of 8/31/26 – **Truist Operating** $ 5,483.93; **Truist Savings** $ 55,341.56; **Regions Pooled Reserves** $ 34,820.06 and Regions **Structural Reserves** $184,782.82. No units are in arrears. Approximately $16,800.00 has been spent in miscellaneous expenses recently. All these expenses were necessary items of equipment replacement, important maintenance repairs, elevators etc. Lakeridge accounts are interest-bearing accounts.

**Manager Report:**

**August –** Weather Tite addressed and resolved window leaks in 501/601.
Elevator Repairs – New emergency lights/gasket & packing replacement, In an amount of $ 3,140 paid from Reserves.
Fire Inspection – Trash Chute Sprinkler head replacement; $ 1629 Fire Pump Controller Repair; waiting for second test for possible bad Mercoid switch.
Sprinkler Isolation valve replacement $ 775.
Standpipe 2.5” connection/adapters installed today. $ 4309 Reserve Fund.

**September -** Parking Lot Sealcoat project complete on 9/15/26 $ 21,435.

**Remaining projects:** Schedule gate lowering; sign installation and irrigation.
Footprints on walkway- contractor attempted to clean with mineral spirits &
Dawn soap. Not 100% effective. Top Finish is ruined, the acrylic surface. Will attempt further scrubbing with soap and pressure wash surface. May need to be resurfaced.

Requested consideration of a $ 500 donation to the Inman Church of Christ for the use of their property for parking during Parking lot sealing project. **A motion was made by Bill and seconded by Don to make a $500 donation to the Inman Church of Christ. Motion carried.**

**Committee Reports:**

**Documents Review Committee** is reviewing all documents of Lakeridge Condominium Association. This is strongly recommended to be done every ten years to bring all documents into compliance with the Fl Statutes etc. Lakeridge documents have never been fully updated since the beginning of 1973. These documents include the Articles of Incorporation, Declaration, Bylaws, Resolutions and Rules. Each document is required to carry forward through all documents the process and procedures to be followed. You cannot have an enforceable rule or regulation if it is not clearly stated in all the documents as required by the Fl Statutes. This is tedious, time-consuming work that will take months to complete. The members vote on the final documents for adoption after a review by our legal counsel.

**Safety/Security Committee** requests the consideration of solar lights be added to fence around tennis courts to be facing out towards walkway. After discussion and checking with two pet owners using the area, the item was tabled.

**Social Committee Report** stated that the Labor Day "picnic" was a success. September Birthday/Bingo scheduled Thurs, September 24th at 7 pm. New bingo rules will go into effect in October. Saturday, September 26th will be Root Beer and Coke Floats in the community room. Monetary donations welcomed.

**New Business:**

A **Letter of Resignation** from Russ Chafee, Manager, was read with an effective date of November 12, 2026. **A motion by Bill Windsor and second by Paul Bell to accept the resignation. Motion Carried** and the resignation was accepted with regrets. Well wishes were expressed to Russ for his future endeavors.

The **Contracts, Maintenance and Bids Review Committee** previously appointed is reaffirmed and charged with the duty to consider all options for a smooth transition of Lakeridge Condominium Association management. All meetings discussing viable options will be posted on the bulletin board by the elevator and will be open to the membership as required in the Fl Statutes. The Committee Members are Paul Bell, Chairman; Don Carradin; Bill Windsor and Rick Hoffman.

The **2027 PROPOSED BUDGET** was reviewed by Treasurer, Paul Bell. The following were increased in the Proposed Budget: Property Insurance 10%; Contingency Fund $ 35,000 to $ 50,000; Legal $ 1,000 to $10,000 (includes LR documents legal revisions); Plumbing $ 5,000 to $ 8,000 and hire management and/or personnel to be determined within budget. Eliminated Cleaning cost and use in house. Add savings (budget surplus) of $ 15,000. **The monthly assessment per unit will continue to be $ 650 per month.**

**Motion by Bill Windosor and seconded by Paul to accept the proposed 2027 Budget. Motion carried.** The Budget Meeting will be October 15th for adoption of the 2027 Budget. The meeting notice will be mailed in compliance with the Fl Statutes.

**Approval of Attorney Becker & Poliakoff to prepare the Annual Meeting Notice in an amount of $ 300.** The Fl Statutes have changed considerably regarding Annual Meetings and compliance with these laws. **Paul moved and Don seconded the motion to approve LR attorneys to develop the 2027 Annual Meeting Notice in an amount of $ 300. Motion carried.**

**Approval Electronic Voting Procedure -** A designated email address is required by Fl Statutes for email voting at the Annual Meeting. Also, the ballot with secrecy waiver needs to be addressed. By general **consent, the above is tabled until the October BOD meeting.**

**Camera Policy** - Cameras have been strategically placed in Lakeridge for surveillance purposes. The Board must establish a formal policy regarding access to the Wyze account, video footage review, and retention period. The video recordings are stored for 14 days per current subscription. **A motion was made by Bill and seconded by Paul to authorize the Manager and Security Chairman full access. Motion carried.**

**Open Discussion:** Random questions were asked by members and responded to by the BOD.

The next meeting is scheduled for Thurs, October 15th, 6 pm.

Meeting adjourned at 3:01 pm.

Respectfully submitted