

LAKERIDGE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MINUTES
Thursday, October 17, 2025
2:00 PM Community Room

Call to Order: The meeting of the Lakeridge Condominium Association, Inc. was called to order at 2:00 PM by President Rick Hoffman.

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

Roll Call: Rick Hoffman, Don Carradin, Paul Bell, Tony Thigpen, Russ Chafee and Cissy Richardson.

Approval of Minutes: September 19, 2024, Board of Directors Minutes and October 8, 2024, Emergency Meeting Minutes were approved as written. Motion by Paul and seconded by Don. **APPROVED.**

President's Report: Rick welcomed back our winter residents to Lakeridge. Shirley Gross's 90th Birthday was recognized. The windows are underway, and the workers are developing a rhythm as units are having the window installed. REMINDER: NO dumping, shaking or putting anything over the balconies including mops, etc. This is against the rules and as a last resort may result in a fine being imposed.

Treasurer's Report: Paul Bell reported the following as of September 30, 2024.

Trust Operating Fund - \$ 3,821.61 **Trust Savings** - \$ 17,037.08 **Regions Reserves** - \$ 789,269.34
Ten months of interest on the Reserve Account - \$23,195.00. Two units are in arrears for a total of – \$ 22,016.71. Of this amount, monies will be posted \$ 14,432.00 Reserve Account and \$ 7,584.71 Savings.

Manager's Report: Russ reports that damage from two hurricanes was minimal. Clean up of grounds and pool have been completed. Four units reported water intrusion and although the elevators were shut off, Elevator B door edge sensor had to be repaired. All walkways will be vacuumed next week.

The Entry System/Call Box is not working properly at times. A service repair call has been initiated.

Paint Bids – The revised paint bids will be available in November. Four bids have been requested. Thanks to all who helped in preparing for Milton and assisting after the hurricane to return to normalcy.

Social Committee: Bette reported that Birthday/Bingo is scheduled October 24th. Costumes encouraged for the Halloween Party scheduled Oct 31st. Watch for details. A Pork Dinner is scheduled on Nov 16th. This will be a potluck with a in-house Chef! We welcome our residents returning to our "family" and hope to see them at upcoming social events.

Safety Committee: David reported with the window project underway, residents and their visitors should be aware of construction and be careful in the common areas.

Security Committee: Don reported that if we "see something, say something" at the time of incident. No problems reported with the gates open during hurricane season. The Gold Star Self Defense class is scheduled Wed, Oct 30th. You will be required to sign a waiver form. This will be basic self defense based on our age group.

Architectural Committee: Tony reported information will be available next month. Sharon Tolen and Bette Hoffman are serving with Tony on this committee.

Old Business: Windows - Russ reported that windows in units 101-104 are complete. 110/105 will be completed today; 109 and 108 on Friday, also 107 and Community Room on Monday. The installers are encountering a great deal of rotted wood. It is an arduous project based on 50 years of weathered wood. **Russ emphasized NO additional window film can be added to the windows as this VOIDS the Window Tite Warranty.** Window washing of all windows will be scheduled from time to time by the Association. 30% payment has been made on the windows to date with additional 30% at the halfway point.

Picnic Table/Bench: MOTION made by Tony and seconded by Don to table this discussion. ADOPTED.

New Business:

2025 Budget Review and Approval: The Proposed Budget mailed to owners was discussed.

(2025 Structural Reserve Schedule and Pooled Reserves remain as presented and are fully funded.)

Paul strongly recommends for the 2025 Proposed Annual Budget the following:

Increase the Contingency Funds to \$ 35,000. The Contingency Fund covers non-budgeted items such as recent gazebo repair, gate and window bar repair and elevator expense that was not budgeted item. The Contingency Funds are placed in the Savings Account, so it is not spent on general operating expenses. Monies in arrears should be collected in the year 2025.

The 2025 Maintenance Fee will be \$ 665.00 per month based on the proposed adopted 2025 Budget. Savings to owners will be \$ 30.00 per month.

MOTION: A motion was made by Paul and seconded by Tony to approve the 2025 Lakeridge Budget with the revision of the Contingency Fund to \$ 35,000. ADOPTED.

Thanks to Paul and Russ for the hard work involved with the budget.

Review and Approve Draft Amendments: Due to Hurricane Milton, a meeting with the attorney regarding Draft Amendments has been rescheduled. The amendment to prohibit Gas-Powered Generators is being further studied. A comprehensive report will be made at the November Board of Directors meeting.

Adopt Rules and Regulations (formerly Resolutions): Six Resolutions adopted by previous Board of Directors are being collated into a new document "Rules and Regulations". This collation of resolutions has been recommended by our attorney.

- 1. MOTION: A motion was made by Cissy and seconded by Tony to revoke the six Resolutions adopted by previous Boards of Directors and replace those Resolutions with a new document "Rules and Regulations". ADOPTED.**

Presenting the following six items for adoption - **Rules and Regulations Document:**

I.PARKING LOT GUIDELINES: MOTION: Tony and seconded by Paul.

II.COLLECTIONS FOR DELINQUENT ACCOUNTS MOTION: Paul and seconded by Don.

III.RESIDENT BACKGROUND CHECK & DENIAL OF APPROVAL MOTION: Paul and seconded by Don.

IV.RENTALS & LEASES MOTION: Tony and seconded by Don.

V.CONTRACTORS & CONSTRUCTION

Insert: only 5. All work by owners or contractors is allowed only Monday through Friday, 8 am- 5 pm. MOTION: Tony and seconded by Don.

VI. FINING PROCEDURE MOTION: Paul and seconded by Don. One abstention. ADOPTED.

MOTION: Tony and Don move to adopt the Document as a whole and be legally executed. ADOPTED.

MOTIONS ADOPTED AS WRITTEN OR REVISED. See attachment for documents above.

The Rules and Regulations will be finalized as required to become an official document of Lakeridge. Attachments are being sent in a separate email.

PROVISO: The Rules and Regulations adopted are official unless and until Lakeridge attorney preparing the Amendments to the Declaration and Bylaws for the January 2025 Annual meeting would note a discrepancy that would need to be addressed further.

A copy of the updated Rules and Regulations will be sent to unit owners by mail or hand delivered.

DELINQUENT UNITS VOTING RIGHTS SUSPENSION: In accordance with the FL Statutes 718., members In arrears may have their Voting Right and Amenities suspended when they are in arrears 45 days or \$ 1,000.00. A ninety-day Notice is required to inform about suspended voting rights. The amenities include pool, shuffleboard court, tennis court and community functions. This is in effect until the account is fully paid.

Each unit is reviewed with a separate motion to suspend.

MOTION: A motion was made by Tony and seconded by Don to suspend the Voting Rights and Amenity Use for unit 207. ADOPTED. A motion was made by Tony and seconded by Don to suspend the Voting Rights and Amenity Use for unit 509. ADOPTED.

By general consent, the next meeting will be Thursday, November 21st, 2:00 PM.

A motion to adjourn the meeting was made by Tony and seconded by Don at 3:25 pm.

Cissy Richardson,
Recording Secretary