

# Lakeridge Newsletter Fall 2021



## Activities

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

## Happening at Lakeridge

### How will the Surfside condo building collapse affect Lakeridge

Unfortunately, it takes a tragedy like Surfside to change the law, and that's what's going to happen. It's very unusual for a building to collapse like that. Its making everyone more aware issues like building codes, maintenance, reserves, inspections and design. The Florida Bar has assembled a collection of experts to conduct a thorough review of the state's condo laws and make policy recommendations to lawmakers that could prevent a tragedy like this again.

The committee will be reviewing laws & regulations that govern how boards operate and manage reserves as well as how often buildings need to undergo inspections. Reserves are vital to the planning and timely execution of deferred maintenance. Delay often comes with additional costs for labor, material & financing if reserves are not on hand.

Since 2017 the Lakeridge Board of Directors & Management have proactively implemented reserve funding and planning for repairs and replacement of major components of the building and common areas.

With the forthcoming legislative changes to Florida Condominium Laws and building structural integrity inspection mandates and possible insurance rate hikes Lakeridge and many other high-rise communities will need to prepare for the additional costs associated with these changes.

The Board will be forced to absorb the costs into the annual operating budget & reserve schedule. This will result in increased maintenance fees and possible special assessments. All high-rise condominium owners nationwide will be dealing with these issues to ensure the maintenance, safety and integrity of their investment.

## Safety Director's Message

Everyone plays a role in safety at Lakeridge. When work on the common areas is done provisions for safety are under full consideration. A recent example is renovation of the entryways to the complex which were completely redone. The entire driving surface areas were repaved. Not only do these areas look 100% better but are far more functional.

Residents need to be vigilant and aware when entering, parking and leaving the complex. Use low speed through the parking lot, pull vehicles all the way up to the bumper stop when parking and always proceed carefully when backing out of your space. Other residents maybe pushing shopping carts or walking by. Contractors and delivery vans drive through the complex at times.

Make our paring lot a safe zone!

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.

Do not leave personal items left unattended in the lobby or community room.

## President's Message

Good Day Fellow Owners,

I would like to welcome the new owners that have moved in since our last newsletter. Russ is working hard on getting estimates on the repair and updating the pool.

Welcome back to paradise to all our neighbors who have gone for the summer. We will be having a welcome dinner soon. For the ones of you who were away you missed a terrific Forth of July dinner, Lena & crew did an outstanding job as usual.

The full calendar of activities for your enjoyment are now back in operation.

Enjoy!

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	Sept. 16	2:00 PM
Thursday	Oct. 21	2:00 PM
Thursday	Nov. 18	2:00 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.

In this issue I will describe what condo association governing documents are and define the difference and importance of each type.

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 and Member Involvement

## Condominium Documents

Declaration of Condominium is the master deed that is recorded in the county where the condominium is located and creates the condominium. It defines the portions that individual owners are responsible for and those managed by the Association. It creates the framework for operating/managing the Association and defines the rights, restrictions and responsibilities of each owner in the Association. It provides legal descriptions and identifies units and common expense percentages.

Articles of Incorporation (corporate charter) bring the Condominium Association (the corporation) into existence and describe its structure.

Bylaws define how the Association operates.

Rules and Regulations are supplemental restrictions authorized by the bylaws and promulgated by the board. They regulate day-to-day use of the condominium units and common areas.

## Informative Websites

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

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

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

[www.floridahealth.gov](http://www.floridahealth.gov)

[www.weather.gov](http://www.weather.gov)

[www.myflorida.gov](http://www.myflorida.gov)

[www.usa.gov](http://www.usa.gov)

## Renovations & Contractors

As an owner of a condominium at Lakeridge, it is critical to use some quite simple yet effective techniques while performing any home improvement projects. First and foremost, always check with the office to ensure that you are permitted to make the change you desire. It is important to follow the Association rules and regulations. These are in place to help protect your community and property values. If you are doing a major renovation, you should take care to make your immediate neighbors aware of this. If you are doing the job yourself, you can plan for quieter things like painting in the evenings to keep the pounding and hammering to a minimum. It is important that your contractors understand that they will need to remove their own trash. Sometimes a dumpster for your project is required. If the job is going to require a dumpster, please contact the Manager for instructions as to where it can be placed. When not in use, make sure the dumpster stays covered with a tarp to keep trash from blowing out into your community. Also keep residential trash out of the dumpster as this will attract wild animals. Lastly, it is important to inform the manager of the work to be performed and obtain the contractor packet forms to be given to the contractor. Simple communication between all parties can make a huge difference in the success of a job.

# Announcements

## Welcome Back Dinner November



## Happy Birthday

### September

Rusty Parsons, Sharon Thigpen, David Lane, Merle Key, Gennetta Bolton, Sheron Hunter, Marilyn Page, Ken Connett, Laura Lanier, Dale Richardson

### October

Karen Wright, Brenda Arnold, Shirley Gross, Brian Facko, Douglas Harford, Sherry Dossey

### November

Lee Arnold, Joan Sokol, Alexandra Lane, Joanie McHenry, Vicki Stouffer, Donna Hubbard, Gerald Ganz, Patrick Eversden, Russ Bolster

## In Remembrance 2021

Donald Cochran

Mike Thomas

Douglas Harford

Harris McSkimming

## Welcome to Lakeridge New 2021 Residents

Blanca Santiago - Unit 210

William & Mary Littrell - Unit 406

Maureen "Muffy" English - Unit 507

Fransisco & Daisy Jerez - Unit 403

Russ Bolster - Unit 702

Terry & Sherry Dossey - Unit 504

Ruth Boesch - Unit 706