

LAKERIDGE CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MINUTES

Thursday, February 19, 2025

2:00 pm Community Room

CALL TO ORDER: The meeting was called to order by President Cissy Richardson at 2:00pm.

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL: Cissy Richardson, Rick Hoffman, Russ Chafee, Glenn Newland, and Don Carradin.
Paul Bell on excused absence.

APPROVAL OF THE MINUTES: The Minutes of the December 16, 2025 meeting were approved as written.

PRESIDENT'S REPORT: Cissy Richardson, President, opened her report by thanking Rick Hoffman and Tony Thigpen for their contributions to Lakeridge. Cissy then stated her the goals for the year, which include continued communication and transparency.

TREASURERS REPORT: In Paul's absence, Russ presented the report, the following account balances:

Truist Operating - \$ 11,492.84;

Truist Savings Combined Accounts - \$ 85,205.71

Regions Pooled - \$ 11,537.73

Regions Structural Reserves - \$ 118,241.55.

No units are in arrears. The Treasurer's Report will be filed for the annual audit.

Russ continued with a rundown on deposits for the month.

No questions from the residents. Report complete.

Managers Report:

Russ reported on the progress of pool heater repairs. Display panel was replaced and noted that there are two pool heaters. The oldest one is in need of replacement. Additional work is required besides the replacement. Russ received three bids and they were given to to Board for review. After review, a motion was made and passed for Complete Pool Care to do the work for \$4999. Motion requested, made by Rick and seconded by Glenn. Motion passed.

Russ continued with reports on palm tree fertilizer schedule and walkway window washing.

Preliminary plans call for fertilizing Spring and Fall. Bids are being evaluated for the washing contract. Glenn will research arborvitae credentials for each bidder.

Russ provided status on Lakeridge website additions and access. Russ acknowledged assistance from Ray Goe and the addition of a maintenance request link added to site.

Social Committee

Kathy Goe acknowledged and thanked the committee members and volunteers that have been part of events over the past year.

She mentioned the Broadway Diner / Bartow Museum outing. Future excursions will include trip to Winter Park.

Breakfast events with the Fritter Boys are also in the planning. Special mention of successful Strawberry Social.

It was also reported that the leftover ice cream went missing from the refrigerator. Special reminder issued that what is in the community icebox is property of the Social Committee, unless otherwise noted. Kathy then invited all residents to the informal meetings every Tuesday at 7pm.

Refurbishing Committee

Sandy Williams introduced committee members and committee objectives.

She then listed current conditions and recommendations.

Russ provided additional history and Cissy added details about a need for a deep cleaning. Motion was made by Don to move forward with, Stage one, researching bids and gather costs. Glenn seconded and the motion passed unanimously.

Russ requested permission to obtain bids for hallway paint touch-up.

Motion 2 was made by Don to provide approval to research quotes for the hallway cleaning contract. Rick second, motion passed.

OLD BUSINESS

Frontier update: Don inquired about guarantees with equipment. Replacement offered for Frontier Router.

NEW BUSINESS

Tree Trimming:

Russ provided updates of tree trimming.

Reasons for trimming include need to cut away from parking lot.

Russ presented 3 quotes for review. Glenn had question concerning credential. He will do research in the coming week.

Question ownership of some of the oaks. Letter will be sent to mosque to inform of intention for tree trimming. Bid review tabled until March.

Window cleaning:

Russ presented quotes for walkway window cleaning. Discussion on removal of screens. Motion: Allow Russ to approve DPM Service for walkway window cleaning. Motion made Rick, second by Don. All in favor.

Questions concerning type of cleaning mixture to be used.. Need to confirm vendor responsibility. Further discussion tabled to March meeting.

Lakeridge Legal:

Discussed legal offerings from Robert Chilton and Becker and Poliakoff.

Motion made by Rick Hoffman to sign retainer for Becker services. Second by Don. Motion passed unanimously.

APPOINTMENT OF COMMITTEES

Cissy presented appointments to the following committees: Social, Program, Building, Newsletter, Refurbishing, Website, Fining, and Security.

Motion for approval made by Cissy, second by Glenn. Motion passes unanimously.

List of committees and appointed members are posted in the lobby.

OPEN DISCUSSION: Bette Hoffman and Cissy Richardson gave brief update on construction startup across at Spring Lake,

Members voiced concern over delivery personnel scratching walkways dragging delivery bins. Comment made to remind residents to remove window stickers.

No further discussion, next BOD meeting March 19, 2026 2pm.

President Richardson moves to adjourn meeting at 3:40 pm.

Glenn Newland

Recording Secretary