

LAKERIDGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MINUTES
April 16, 2026
2:00 pm Community Room

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

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL Cissy Richardson, Rick Hoffman, Russ Chafee, Glenn Newland, Don Carradin, and Paul Bell present.

APPROVAL OF THE MINUTES The Minutes of the March 19, 2026 meeting were approved as written.

PRESIDENT'S REPORT Cissy spoke of additional committees to be named in the future for upcoming projects and maintenance.
Comments on the "New Look" website. Reviewed information on the site and provided directions for login.

TREASURERS REPORT Paul presented the report, the following account balances:

Truist Operating - \$ 11,142.07

Truist Savings Combined Accounts - \$ 24,326.48

Regions Pooled Reserves - \$ 18,557

Regions Structural Reserves - \$ 137,311.37

At the time of meeting, taxes, insurance for the full year, and projects from the previous year paid in full.

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

Cissy noted that it has been years since insurance has been paid in full, kudos to Paul.

MANAGER'S REPORT

Russ presented status of current maintenance projects. These projects include lobby and hallway touch-up completion at a cost of \$3450. Tree trimming and clearing at a cost of \$4600.

Additional details concerning window washing was shared, work to begin in a few weeks.

Parking lot project is next on the list and bids for necessary landscaping requested. At that time, decisions will be made on what to remove, replace, or save.

Russ answered questions regarding cleaning schedule and screen cleaning.

Multi-phase project to begin on freeze damage plant replacement. Determination on what to be removed, design to replace and funding will be done. Russ and Cissy have inspected area, as well, to assist in determinations.

Pump timer work still in progress, possible May completion.

Lawn watering reduced to once a week, due to drought conditions.

Charging station service contract renewed for 3 years at \$3952.00.
Russ provided review of window washing project to begin shortly.

NEWSLETTER COMMITTEE Editor Rick Hoffman thanked contributors to newsletter. Pointed out contacts on newsletters. Requested for more contributions from the residents for the June 1st edition.

PROGRAM COMMITTEE Muffy English presented information upcoming events, including Hurricane presentation on May 4th.

SOCIAL COMMITTEE Shirley announced that after this month's cancellation, the Committee is looking into going to a restaurant . There will be Birthday Bingo Thursday. In May, there will be a potluck Memorial Day event May 25th.
Breakfast outings, July 4 and restaurant trips were also reported.

SECURITY COMMITTEE Don Carradin gave status on security items.
Prices reviewed for floodlight and north gate lighting
Discussion on gate bump at south gate.
Breakaway locks installed. Awning installation for elevator room discussed.
Efforts to limit squirrel and cat feedings reviewed.

OLD BUSINESS Discussion continued with south side lighting and elevator room awning. Russ shared bids he has already received.
Questions concerned breakaway locks, placement of floodlight, number of actual sightings of trespassers.
Don moved to move forward with the items on the list with additional bids on the lock replacements, elevator room awning & entrance awning. Paul seconds. Motion passed unanimously.

NEW BUSINESS

Russ presented process for parking lot project, including filling cracks, sealing, modifying bump by south gate, and new signs. Planning for completion in September. Russ working with four contractors for bids and contracts.
Glenn moved to approve Russ to request bids according to the "Scope of Work" presented. Rick seconds. Motion passed unanimously.
Questions from resident included time frame for cars to be moved. Russ predicts at least 3 days for each area.

Cissy thanked members of standing committees before dissolving the committees that have completed their mission.

Cissy announces formation of new committee, Priority Project Committee. Membership will consist of Tony Thigpen, Russ, Rick H., and Richard Bond.

Next, discussion concerning status of tennis courts. Cissy outlined options and requested Priority Committee to look into costs for top suggestions for court use or removal. Cissy shared research by Russ on future use of tennis court committee will also research viability of a generator system.

Motion made to approve directive for Priority Project committee by Glenn, second by Paul.

Motion carried.

Question from Paul concerned need to determine future use of tennis courts before real work begins.

OPEN DISCUSSION

Question concerning adding email addresses to contact list. Contact list to remain unchanged.

Concerns involving elevators and how to power them in case of power failure.

Funding needs review, without using funds earmarked for future projects.

Bette Hoffman read letter from former resident Pat Centuolo. Letter thanked LR for being good neighbors and friends.

NEXT MEETING Thursday, May 21, 2026 at 2:00 pm.

ADJOURNMENT Cissy made motion to adjourn, second by Glenn. Motion passed. Meeting adjourned at 3:22 pm.

Submitted by:

Glenn Newland
Recording Secretary

Russ Chafee
Manager