LAKERIDGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MINUTES
Thursday, December 18, 2025
2:00 pm Community Room

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

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA.

ROLL CALL: Rick Hoffman, Tony Thigpen, Paul Bell, Glenn Newland, Russ Chaffee and Cissy Richardson.

APPROVAL OF THE MINUTES: The Minutes of the October 23, 2025, meeting were approved as written on a motion by Tony Thigpen and seconded by Paul Bell. **Motion carried.**

PRESIDENT'S REPORT: Rick Hoffman, President, on behalf of the Board, wished everyone a Merry Christmas and a healthy New Year. Looking forward to a year of no issues!

TREASURERS REPORT: Paul reported as of November 30, 2025, the following account balances: **Truist Operating** - $ 18,449.86; **Truist Savings Accounts** - $ 58,174.53; **Regions Reserves** - $ 19,506.65 and **Regions Structural Reserves** - $ 99,390.94. No units are in arrears. The Treasurer's Report will be filed for the annual audit.

Paul requested consideration of adding a pool timer to the miscellaneous budget. The timer would be used for the pump. The estimated cost from an electrician is "less than a $ 1,000.).
MOTION: Tony made a motion, seconded by Paul, to approve a pool timer be installed and used as needed based on weather conditions. **MOTION CARRIED.**

Paul reported the year end projections for the Savings Account and Pooled Reserves look to be on target. Pooled Reserves should be approximately $ 5,520. with a little interest added at year end. The Savings will be $ 67,411. with a little interest added at year end. Exact amounts will be given at the Annual Meeting.

MANAGER REPORT: Russ reports tree trimming has been completed and extra plants not agreed were planted. In lieu of the unauthorized plantings, the landscape company added extra mulch to offset expense. The hallway project has additional work to be completed on the 6th floor and will be done following the holidays. Upcoming will be touch up painting in the lobby and community room etc. and also the hallways where the carpet was removed. Three units continue with window problems – 2 are latches and 1 is leaking. These projects will be scheduled after the first of the year. Rick inquired when will we clean windows? It is scheduled in the first quarter of 2026.

SOCIAL COMMITTEE: Shirley reports Birthday and Bingo will be December 18th. Christmas social will be held Sunday, December 21st and New Years Eve celebration will be December 31st. All information will be posted. A trip to the Bartow Museum and lunch at the Broadway Diner will be January 28th. Details coming.

Sat, February 14th will be Strawberry Shortcake in the community room. Train trip to Winter Park upcoming. Social Committee thanks everyone who helps with each event. The Goes and Hardenberg's are thanked for the beautiful Christmas decorations.

SECURITY and SAFETY COMMITTEE: Glenn reminds us scams are prevalent. Social Security, jury duty are two scams. Neighborhood chat rooms are helpful with area information. Hang up, do not give information. January 29th will be Scams and Personal Safety review by the Polk County Sheriff's Office. Be aware of scams to buy bitcoin and gift cards. Hang up. See something. Call the police.

OLD BUSINESS: Frontier Update - DATES FOR SERVICE & EQUIPMENT Cheat Sheet has been provided with updates on Frontier/Direct TV. New routers will be provided for computer. Two Streaming boxes with 20 hour DVR. Upgrades will be available at additional cost. Router for the Community Room. PRICE members will be paying within their maintenance fee. Demonstration of new equipment will be Thurs, Jan 8 at 6:00 PM. Direct tv team will be here the following week going to each unit for set up. Jan 19th, owners may call Frontier for appt for set up. The package provided by Direct TV is choice package. All Direct TV boxes will set up before service switches from Frontier. Notices will be posted in the elevator with specific information. Contact Russ with questions.

NEW BUSINESS: Breezeway Benches & Plants - Questions have been received from residents involving the placement of a bench and plants in elevator alcove/breezeway. A clarification is in order.

MOTION: A motion was made by Cissy and seconded by Paul to approve the following -
6 (A) House Rules Booklet. Insert new 1. to current 6 (A). 1. With approval of the Board of Directors, and consensus of residents on said floor, a bench and one plant (artificial or living) may be placed in the al elevator alcove. The plant may only be placed behind the bench.
One resident on each floor is designated as contact person to be registered in the office to maintain bench and/or plant or remove same to designated area in any situation requiring removal/storage such as hurricane. The Board of Directors may have the bench and/or plant removed if proper upkeep is not maintained.

Discussion was held by the Glenn, Rick and Russ questioning who would be responsible on each floor; who owned the bench; who could sit on the bench and who makes decision on plant to be placed behind the bench.

MOTION 6 A (1) WAS APPROVED UNANIMOUSLY AS PRESENTED.

Questionnaire Fee - Russ stated he has in the past completed the Lender Questionnaire Form without a fee. However, the form is typically eight (8) pages long. The Fl Statutes provide that an association may charge up to $ 150 for the completion of information for this form other than the information or documents required in the estoppel. Russ requested the BOD consider a fee of $ 100 for completion of the questionnaire.

MOTION: A motion was made by Tony and seconded by Glenn to charge a $ 100 fee for the completion of the Lender Questionnaire form. **MOTION CARRIED.**

Accommodation Request - Tony requests that the Board of Directors allow Janel Thigpen to occupy Unit 205, as an individual although she is under the age of 55. Janel has been a resident with her parents for ten years. Tony and Sharon will remain as owners and assume all responsibility. The unit is owned by Tony and occupied by his mother until her recent passing. Discussion was held regarding the rules for 55 and Older Condominium occupancy. Lakeridge documents follow the established HOPA 55+ Federal Rules which require 80% occupancy of 55 and older with a 20% margin that may be granted for special circumstances. At present, only one unit of our 79 units has an occupant under the age of 55. It was reiterated that all federal and state standards for "over 55 community" are being followed. **MOTION:** A motion was made by Cissy and seconded by Paul to approve the requested accommodation. **MOTION CARRIED.** Rick, Paul Glenn and Cissy voted in favor.
Tony abstained from the vote.

APPOINTMENT OF COMMITTEES: Rick appointed the following committees with approval of the Board of Directors. **ELECTION COMMITTEE-** Sandi Williams, Shirley Roberts and Allen Margolis. **REFRESHING THE LOBBY, KITCHEN, BATHS AND COMMUNITY ROOM -** Sandi Williams and Cissy Richardson. Others wishing to serve, please contact Sandi or Cissy. (Cissy abstained to vote reference Refreshing Committee.)

OPEN DISCUSSION: Timing and method of cleaning the windows on the West side of building. It will be scheduled in the first quarter of 2026. Method of cleaning chosen by drone or other source will be carefully reviewed prior to final decision.

THE ANNUAL MEETING OF LAKERIDGE CONDOMINIUM ASSOCIATION WILL BE THURSDAY, JANUARY 15th, 6:00 pm, Community Room. Final notice and information has been mailed.

ADJOURNMENT: A motion by Tony and seconded by Glenn was made to adjourn the meeting. Meeting Adjourned at 3:16 PM.

Cissy Richardson
Recording Secretary