

LAKERIDGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MINUTES
March 19, 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 February 19, 2026 meeting were approved as written. Cissy outlined the procedure for meeting minutes completing and posting board meeting minutes. Motion by Cissy to have the draft minutes available to residents two weeks after the Lakeridge monthly and annual meetings, all pages clearly marked "Draft". Second by Richard Hoffman, motion carried.

PRESIDENT'S REPORT

Cissy presented status of committees and progress with projects. Those involved were recognized. New residents were welcomed.

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

Truist Operating - \$ 1,732.81

Truist Savings Combined Accounts - \$ 96, 074.65

Regions Pooled - \$ 17,546.98

Regions Structural Reserves - \$ 127, 801.59

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

Paul then reported on miscellaneous, non-budgeted expenses such as recovering from frost damage and irrigation repair.

Upcoming expenses include window cleaning. Bids received and are being considered.

Paul confirmed that this will be the first time in years we've been able to pay that off the insurance premium when it's due. Taxes are due in April, and we'll be able to take care of those, too. Paul commented the Lakeridge is in good shape.

Paul responded to question concerning interest on accounts. During discussion, a resident questioned the need to pay for window cleaning. Cissy responded that there is continued discussion on the issue.

MANAGER'S REPORT Russ reported on the progress of ongoing projects. Reports on pool heater repair, window replacement in Unit 110, and repair on north fence. Upcoming work to include lobby painting and hallway window cleaning. Frequency of window cleaning & cost was discussed.

Costs for monthly wiping sills were presented. Cissy stated that LR is responsible by Florida statutes for the appearance and maintenance of exterior of the unit. Cissy provided reasoning for monthly walkway window cleaning, including the need to maintain an acceptable appearance. Resident questions regarding the need for frequent cleaning were addressed.

Russ requested approval to send notices to residents that have screens and storm doors that don't meet the LR established standards. Approval granted and notices will be sent.

Update on Frontier internet issues concerns Russ' efforts to get problem resolved through Frontier contacts. He was eventually able to have technicians dispatched to test and confirm equipment comparability.

Final item involved income tax for 2025, which will be \$13,276. If we approve this insurance renewal, LR be able to pay both income tax and insurance in one payment.

Report concluded, Cissy continues with announcing new committee that will review LR bylaws and confirm adherence to state statutes. The Review Committee will consist of members Rick Hoffman, committee chair; Glenn Newland, Sandy Williams, and Alan Margolis. Motion made by Cissy and second by Glenn, Motion carried.

Cissy acknowledged and thanked Wallace Tulloch for organizing regrouping the shuffleboard activities. Giveaway table assigned to Stephen Dorton, and Paul G

MEDIA REPORT Ray Goe reported statistics regarding LR website. He shared traffic statistics and how deep users were getting into the page. Majority of the usage and visitations came from within the United States, with at least one percent from other parts of the world.

NEWSLETTER COMMITTEE Editor Rick Hoffman thanked contributors to newsletter. He outlined the goals of the newsletter and solicited for additional contributors.

PROGRAM COMMITTEE Muffy English thanked Todd Thompson for his presentation on his trip to Italy for the Olympic curling competition. She then listed proposed events for the rest of the year.

SOCIAL COMMITTEE Kathy Goe reviewed upcoming Social event. Activities include Snowbird breakfast, train trips, Memorial Day, Fourth of July, and Labor Day events.

SECURITY COMMITTEE Don Carradin, presentation included suggestions to improve area lighting and locks and keys. Board will place all the requests under consideration and with additional research being done.

There is also a request to all residents to stop feeding the squirrels. There has been a report of expensive car damage done by squirrels, proven by mechanics. Message to residents remains the same, if you see something, say something.

OLD BUSINESS

Tree trimming quotes were discussed. Russ followed up on previously tabled issue.

Updated quotes now on hand.

Russ quick outline of work to be done. Glenn presented information concerning services.

Glenn made a motion to allow Russ to move forward the C and C \$5,200. Rick second, motion failed.

Paul made a motion to accept Arbor Care for the trimming services at the amount of \$4,600. Rick second.

Motion passed.

NEW BUSINESS

Proposals received for insurance renewal. Motion made by Glenn to accept premium quote of \$81,607 Franklin Hamilton Insurance, second by Don. Motion passed.

LR requested new counsel, Becker and Poliakoff, to become LR registered agent. Russ asked board to approve resolution doing so. Motion made by Rick to assign Becker as LR agent, second by Don. Motion approved.

Refurbish update, four quotes for cleaning and painting have been received . Russ presented results from research and quotes from CertaPro Tampa, CertaPro Lakeland, Wilson Painting, and DPM.

Russ' recommendation is CertaPro Lakeland at \$3,450. LR will supply paint for the job.

Motion made by Rick to accept CertaPro Lakeland to do exterior and interior touch-up, Don second.

Motion passed.

Window cleaning quotes for exterior window cleaning. Russ detailed search for appropriate vendors. From three quotes, Russ recommended Squeegee Squad. Motion made by Rick to accept bid from Squeegee Squad of \$7,276 and begin scheduling the work, Second by Glenn. Motion passed. Questions from the Board included possible damage to roof and appropriate cleaners for windows. Russ confirmed company knows to use mild detergent. Description of scaffold system used for window washing presented.

Activity schedule presented. Motion made to accept updated scheduling, Paul seconds. Motion passed.

Bette updates on housing construction efforts at lot across US 17. At this time, the project moves forward.

OPEN DISCUSSION

Resident expressed concern about lighting costs and timeline. Item will remain is discussion

Availability of funds for projects confirmed. Item will remain is discussion.

Next meeting Thursday, April 16, 2026 at 2 pm.

Cissy made motion to adjourn, second by Glenn. Motion passed. Meeting adjourned at 3:40 pm.

Glenn Newland

Recording Secretary