

Laurel Ridge Community Association, Inc.
Board of Directors Meeting
August 7, 2008

Meeting was called to order at 2:00pm.

Members present: Manny Bloch, Mary Bonning, Mike Colbert and Barbara Lange. Not Present: Richard Vehrs

Also Present: Hugh Phillips, CAM, Sharon Vetter of Joseph Community Management, and homeowners.

Manny made a motion to accept the minutes of the previous Board meeting of July 3, 2008 as amended with grammatical revisions. A second was made by Barbara. Motion unanimously passed.

Budget (Manny Bloch)

A proposed budget was handed out that included the same annual assessment as last year and the expected expenditures for Laurel Ridge, Hillwood, and Greenside. Most expenses are fixed, the only big questions is how the rates may change for water and sewer next year.

Mike pointed out that at the annual meeting the Board had proposed to have a Budget Committee to look at the figures and make proposals. Manny pointed out that most expenses have fixed contracts and will remain the same, and that since the committee would include 4 Board members already the Board might as well dedicate one meeting to reviewing the budget as a whole. Manny made a motion to meet as an entire Board once a year, as a separate special meeting of the Board, to review and discuss the budget line by line including reserves. A second was made by Mike. Motion unanimously passed. The 2009 budget meeting is set for August 21, 2008 at 2pm at the office of Joseph Community Management.

Treasurer Report (Mary Bonning)

Mary pointed out that we currently hold more funds in the Bank of America than the FDIC insured limit of \$100,000 per bank. Of the approx. \$153,000 currently held in BOA, \$50,000 is in a CD that matures soon and needs to be rolled over or moved by August 14th. Mary went to SunTrust for information on CD's, but they were of no help. Several banks and on-line savings accounts were discussed along with current rates. Manny made a motion to open a CD at Mercantile Bank with the excess funds from BOA. A second was made by Mike. Motion unanimously passed. Motion was made by Manny to allow Mary to investigate the rates at Mercantile and to use her discretion to choose the best rate and term for the new CD. A second was made by Barbara. Motion unanimously passed.

Mary would like to be able to write off the remainder of the depreciable assets on the books because they are the old lounge chairs of which only 1 is left. The new chairs were paid from the reserves and therefore were not capitalized. This will be discussed at the budget meeting.

The overdue amount owed by Kerr (491 Larchmont) has been paid in full. The property owned by Zeman (4698 Jademoor) has been foreclosed and we are attempting to invoice the mortgage company for the annual fee still due. Barbara Iles (500 Larchmont) has passed away and her brother has taken over ownership of the home. The empty lot at 228 Clifton owned by Guardascione has been transferred to a family member.

Thanks to Richard we now have the correct locations for the water meters and the accounts now reflect the proper billing for each area. The only question is the park at the end of Greenside which is now being charged to Greenside. Richard is investigating this.

Mike made a motion that the financials being reported in the *Leaf* show the statements of Revenue and Expenses with comparison to budget. This would show the detail for LR, HW & GS and exactly what areas expenses are being made. A second was made by Barbara. Motion unanimously passed.

Deed Restrictions (Barbara Lange)

The Modifications report was read by Bryna Johnson (see attachment 1). Hugh Phillips read an excerpt from the FL Statutes (see attachment 2) which he believes interprets to read that no decisions of the Mod. Comm. can be made unless there is a duly called meeting with a quorum present. This would limit the one day turn around currently being made on simple modifications by committee members. Bryna will review this with Hugh. Mike pointed out that the By-laws do not say that a full committee vote is needed for routine maintenance; it is our business to serve the residents, not govern them. Frank Reesby stated that his committee had tried in the past to have individuals do simple approvals, but too many members had differing opinions about what should be approved. Another owner stated that 1 day turnaround is unnecessary and there is no reason we can't follow the statute guidelines.

Frank Reesby read a letter in response to the letter to the Editor in the August *Leaf*. (see attachment 3). Tony commended the work that Frank and his committee did. Mike stated that the statements in the *Leaf* were true and that both the committee members and Board members should have to wait until a Board meeting to get approval for expenditures including lawyer fees. He also stated that the Board had met in the past in private even though the Sunshine law existed. Tony pointed out that the Board at the time did not believe that workshops fell under the Sunshine law, and have since opened all meetings to

the homeowners. The Board is unable to change the past and can only make adjustments and move on.

Barbara commented that she went to Bertoch's office in July 2007 and was given a copy of the procedures to follow for the Modifications Committee and violations. These are currently being utilized by the Mod. Comm.

New Construction Committee

The Board accepted the resignation of Jack Husler as chair of the New Construction committee, and is looking for a new chair.

Maintenance Report (Richard Vehrs)

A maintenance report was prepared by Richard in advance and read by Mary (see attachment 4).

Barbara reported that the Villa and Common Ground Committees met and emailed Richard regarding setting up a meeting with Van's Lawn Service to discuss several issues including a time table of services, grass being trimmed at different levels, hedge rows not being cut straight, lack of care trimming around homes and mailboxes, and weeds in tree beds. Barbara made a motion to have Richard set up a meeting with himself, Barbara, and Van to discuss all issues of his service. A second was made by Manny. Motion unanimously passed. Barbara will give a written list of issues to Van at the meeting.

The paving of the driveway to the pool will be put off until pool season is over so that residents do not have such an extended walk to get to the pool. A quote will have to be obtained for cutting of the large trees, as Van's is not able to do it. Barbara sent a list to Richard of the trees that need to be trimmed. Discussion was made on the keys needed to turn on/off the sprinklers. Several volunteer residents have keys to certain areas. Manny suggested that a full set of keys be kept in the Management office or by the President in case Richard is not here.

Barbara noted that several areas in Hillwood have had to replace grass, but it continues to die. The Hillwood Committee requests that soil kits be bought in order to have the soil tested. This will be brought to Richard's attention.

Secretary Report (Mike Colbert)

Sue Hare reported that a new ad has been placed in the **Leaf** for 3 months. The Welcome Committee had two visits this month. The committee has replaced their supplies of freebies for new homeowners and gone through the paperwork they give out and made updates.

Jill Killorin reports that the Activities Committee will meet in September and resume activities in October.

Matthew Rogers voluntarily offered to take over the maintenance of the website, as this is his line of business. Barbara made a motion to allow Matthew Rogers to maintain the website. A second was made by Manny. Motion unanimously passed.

Unfinished Business

The common ground area by the trees is being worked on by Don and Barbara to remove the weeds and add shrubs and/or flowers. Discussion was made by the Board about the need to keep these areas up and to replace dead growth rather than just removing it. Barbara wants to be sure that these areas are receiving water before any decision can be made as to what to plant. Barbara will have Anson's Nursery come out to look at the area and make suggestions as to what type of plant will best flourish in this area.

Discussion about Management Companies was tabled until the next meeting.

Member Participation

Bryna Johnson asked if the Board minutes could be posted in a public area/domain so that residents who cannot attend the meeting will get information first hand. Hugh Phillips said that the minutes are kept by the Secretary and that a copy is kept by the Management Company. Owners may request a copy of the minutes from the Management Company, and they may also be posted on the community bulletin board and put on the website, however they must first be approved by the Board. Mike made a motion to post the approved minutes on the website. A second was made by Manny. Motion unanimously passed.

Bryna requested that a schedule of maintenance (i.e.- tree trimming, roof replacement, Van's services) be posted on the website as well. This would allow the residents to not only be more aware of what is taking place in the community, but would allow the residents an opportunity to utilize the services of the same companies as well. For instance, homeowners who need tree trimming may get a better price by contracting the same company that will already be out trimming the common area trees. It was suggested that homeowners may also work together to put in a group request to the Board so that the Board may help them obtain better quotes.

Discussion was made on securing a larger meeting room so that more people may attend the meetings. The library is currently unavailable on Thursday's, but the reservation list opens on November 1st; the Board will try to schedule next summer's dates at that time. Meetings should be back at the Activity Center in a few months.

Fred Ohsiek stated that he would like to get more involved, and he commended the volunteers for their service. He reminds everyone to be tolerant of one another and to say what you really mean so that your words cannot be interpreted differently.

Mike made a motion to adjourn the meeting. A second was made by Manny. Motion unanimously passed. Meeting adjourned at 3:45pm.

A Budget Meeting has been scheduled for August 21, 2008 at 2pm.

Accepted _____ Date _____