

LAUREL RIDGE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
2 P.M. 2541 N RESTON TERRACE, HERNANDO  
BOARD OF DIRECTORS MEETING April 8, 2010

The meeting was brought to order at 2 P.M. a quorum was established.

Those present were: Barbara Lange (P), Clara Osterhoudt (S), Cathy Brunen (T), Sue Misamore, Richard Vehrs, Bob Lytle (VP) also in attendance were Diane Evans (VSC) and 18 members of the association.

**MINUTES:**

March 11, 2010 minutes: **Motion by Clara Osterhoudt to accept the minutes with 2 spelling errors to be corrected, seconded by Sue Misamore, all in favor. MOTION PASSED.**

**TREASURER'S REPORT Cathy Brunen:**

Checking and Savings \$150,953.08, Current Assets \$7,835.41, Utility Deposit \$200.00, total monies \$158,988.49. The Income Expense statement showed a negative cash flow due to checks being written on March 31, 2010. **Motion by Bob Lytle to accept the Treasurer's Report as read, seconded by Rich Vehrs, all in favor. MOTION PASSED.**

**WEB SITE: Jack Husler**

Jack requested a CD of the revised Deed Restrictions on a PDF file to download on the Web Site. The Annual Assessment fees and the Villa fees are posted on the Web Site.

**DEED RESTRICTION Sue Misamore:**

Report by John Palmer chairperson of the Modification Committee: The Committee has reviewed applications for painting, tree removal, and shrub replacement. . The committee is getting request for deeper colors that are being used through out other communities in the area. Therefore, the committee will be reviewing the color selection approval list. The committee is looking for new members to volunteer their time. Volunteers from the audience are Suzanne Matthews, Ralph Croft, and Lola Nogowski.

Bryna Johnson gave a verbal and a written report (attached) of the committee's progress with the Deed Restriction finalization process. There are a few minor corrections regarding spelling errors and insertion of and/the where needed in the text. Questions were raised on how to distribute the new restrictions to the residents. Bryna would like permission to speak to the attorney Denise Lyn regarding what needs to be supplied to the owners, such as By-Laws and Articles of Incorporation. **Motion by Cathy Brunen to allocate \$2000.00 to be used for the printing of the final revision of the Deed Restriction to the owners, and for the remainder of the attorney fees. This money will come out of the Legal line item, seconded by Sue Misamore, all in favor. MOTION PASSED.**

**MAINTENANCE Rich Vehrs:**

Mailboxes – Twelve new mailboxes have been ordered including the posts. The association now has a total of 18 mailboxes in inventory. Barb requested Rich to give a list to management of the inventory. At this time it is still too early to determine what the status is on the Pear Trees.

Back flow valves: A quote from Clay Cassels to check the back flow valves in the amount of \$1,200 for 5 valves. Rich asked if we could get another quote after discussion of cost. **Motion by Sue Misamore to have Clay Cassels do the inspection of the five (5) valves in the amount of \$1,200.00 which will come from the repairs and maintenance line item pending if the other bids come in at the same or close to the same quote as Clay Cassels, seconded by Rich Vehrs, all in favor. MOTION PASSED.**

Tiles on the entry sign to the Recreational Center will be completed by the end of April.

**SECRETARY'S REPORT Clara Osterhoudt:**

Nothing to report at this time

**COMMUNICATIONS: Sue Hare**

Sue Hare: Please let Jill Killorin know of any change of property ownership.

Jill Killorin there are two (2) events left before the summer begins. There will be a potluck dinner the week of April 12<sup>th</sup>, and an Ice Cream Social is scheduled for May with a horseshoe tournament included.

**ACTIVITIES COMMITTEE: Jill Killorin**

The next Pot Luck dinner will be in April and the last event will be held in May before we break for the summer months. The Citrus Hills Country Club has been reserved for the Annual Christmas party on December 15, 2010. Clara Osterhoudt will be keeper of the Social Activity Calendar and it will be posted at the Recreation Bulletin Board.

**MANAGERS REPORT Diane Evans, LCAM**

Ongoing problem on Clifton Place with the retaining walls and erosion. 215 W Clifton Pl will need to put a water device on the down spout to help the flow of the water away from his neighbors' home on the right. Discussion on the Back Flow valve problem was reviewed in the above minutes. The six (6) remaining drainage culverts need to be marked so they can be cleaned by the contractor (Rich Vehrs said he would get the address of the locations). I will get bids on the staining and sealing of the floor for the Rec Center and bathroom floors.

*ACTION: Send out bids for the staining and sealing of the Recreation Center floor and the bathroom floors.*

*ACTION: Send letter to lot owner on Clifton Place requesting they power washed their retaining wall.*

**OLD BUSINESS:**

Van's has removed the hedge stumps.

The remaining drains to be cleaned by BonBon. Rich Vehrs will locate and get the house numbers for Diane (Management) so BonBon can finish the cleaning of the drainage culverts.

Rentals: The one home that is owned by the three (3) brothers (4799 Crestline) will be used only by them and they will notify VSC when they are coming. The other rental in question 4792 Crestline will be taken care of once the Deed Restrictions have been recorded.

**Election Committee by Alice Champagne:**

Alice submitted a written report to the Board and gave a brief run down on the election. "The Committee functioned smoothly and presented the results in a timely manner to the President who then announced the results to the assembly". The forms that were provided to us by Villages Services were clear and easily followed.

**NEW BUSINESS:**

Planning Committee held a meeting and the following items were discussed:

1. Concrete table and benches for the pool area.
2. Painting/stain the floor in the Recreation Building and the bathrooms.
3. Removal of the louver and white boards on the wall, and the PA system in the Rec Center.
4. Re-do the 3 horse shoe pits
5. Replace bookcases; add a lorapetalum at entrance to the pool area.
6. Replace the dead Jasmine on the hill by the pool area.
7. Bids on re-doing the face on the five (5) signs.

Job duties were issued to the Board of Directors for the 2010-2011 Fiscal Year (written report was given to each Board member).

Changing Banks: Due to difficulties at Bank of America when trying to do new signature cards it was mentioned that the Board look into using another bank for the Association's banking needs. After going to Nature Coast Bank to sign new cards and getting good service this might be our answer in securing a different bank to handle the Association's banking needs. **Motion by Sue Misamore to transfer the operating and Money Market accounts to the Nature Coast Bank, seconded by Cathy Brunen, all in favor. MOTION PASSED.**

After the Operating Accounts have been established at Nature Coast Bank the Association will write letters to the villa owners informing them that ACH's will be available for their convenience to make their quarterly payments automatically to the Nature Coast Bank. The letter will also include information on recycling with FDS.

Copies of the Master keys to the Recreational Center will be made by Rich Vehrs and a full set will be given to VSC to be kept at their office.

Reminder: All large purchases that are made will have to have Board approval. **Motion by Bob Lytle to spend up to \$100.00 for miscellaneous spending by a Board Member after the President has been contacted; anything over \$100.00 will have to have Board approval, seconded by Cathy Brunen, all in favor. MOTION PASSED.**

BonBon has requested to raise the amount they charge for cleaning of the Rec Center to \$125 per cleaning \$250.00 per month.

***ACTION: notify BonBon and inform them that the cost is to high and the contract will have to go out for re-bids. Ask BonBon to honor their contract for the next 30 days. The new contract will have a 60 day exit clause in it for either party.***

Residents:

4674 Jademoor: In the Common Area, the hill behind their home is eroding on to their property causing a flooding problem during heavy rains. Management will contact Swift Mud to come out and look at the area for a solution to the problem.

Resident at 215 Clifton Place is requesting help in getting the resident at 227 Clifton Place to power wash his retaining wall that faces the side of his home. Also there is a problem with the rain water coming from the down spout bubblers washing over the wall and causing an erosion problem on his property. Swift Mud will also be asked to look into this problem of erosion from one owner to another owner's property.

The owner at 227 Clifton was asked to have his wall cleaned and to look into the problem of the erosion caused by his gutter system.

Thomas Electric has been called to repair the lights at the entrance at Forest Ridge Blvd.

**Motion to adjourn by Rich Vehrs, seconded by Bob Lytle, all in favor. Motion passed.**

Meeting adjourned at 4:20 P.M.

Respectfully Submitted by

Diane Evans, LCAM for

Laurel Ridge Community Association

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Clara Osterhoudt, Secretary

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Date