

LAUREL RIDGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
2 P.M. 2541 N RESTON TERRACE, HERNANDO
BOARD OF DIRECTORS MEETING MAY 13, 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, also in attendance were Diane Evans (VSC) and 11 members of the association. Bob Lytle (VP) was absent

MINUTES:

March 11, 2010 minutes: **Motion by Sue Misamore to waive the reading of the minutes and accept with minor spelling errors to be corrected, seconded by Richard Vehrs, all in favor. MOTION PASSED.**

TREASURER'S REPORT Cathy Brunen:

Checking and Savings \$156,942.27, Current Assets \$7,107.48, Utility Deposit \$200.00, total monies \$164,249.73.

Motion by Sue Misamore to file for audit the Treasurer's Report as read, seconded by Rich Vehrs, all in favor. MOTION PASSED.

WEB SITE: Jack Husler

Jack informed those present that the golf course would be closed Sunday and Monday and will reopen on Tuesday (May 18, 2010) due to chemicals being sprayed on the golf course.

DEED RESTRICTION/MODIFICATIN Sue Misamore:

Report by John Palmer chairperson of the Modification Committee: The Committee is up to 9 members now. The Committee has received request for re-painting homes and installation of a patio. The Committee has spoken to Management regarding the 2 vacant homes at 4706 N El Camino Dr and 4650 N Crestline Dr. Question asked if letters are sent to owners regarding the maintenance of their property. Once an owner walks away from the property and a foreclosure has been place on that property the owner of record will not maintain that property any longer. Therefore the course of action is to contact the legal representative handling the foreclosure. **ACTION:** A letter has been sent to the Florida Default Law Group regarding the maintenance on both of the properties while the foreclosures are pending action. **MOTION by Sue Misamore to contract Van's Lawn Service to cut the two (2) properties that are in foreclosure, seconded by Carol Brunen, all in favor. MOTION PASSED.**

The condition of the lawn at 342 Hillmore Ln is not in good condition and needs repair and water. Requesting Management to write a letter to the owner advising them of the condition of the lawn and what course of action will be taken to restore it back to meet the Deed Restriction requirements.

Bryna Johnson gave a verbal report on the progress of the Deed Restrictions. Filing cost for the new document will be \$282.00, with approximately \$900.00 still to be paid to the attorney Denise Lyn. Bryna will call Excel Printing to get a price on folders for the Deed Restriction documents that will be handed out to all residents.

The drainage problems on Clifton have been resolved except one issue still remains. A letter will be sent by the Management company (VSC) to 227 W Clifton Pl regarding the water running over the retaining wall and causing erosion onto 215 W Clifton Pl.

4674 Jademoor: Swift Mud was called to aid the association in this matter and to get an opinion on how this matter should be handled. The engineer from Swift Mud stated that the home owner is responsible to receive the water onto his property and that according to the original drawings submitted to Swift Mud from the developer swales were to have been established on each side of the homes in that area to direct the water to the street. Sod can be placed on the hill to help absorb the water during a heavy rain. It was determined to bring in SMG to evaluate the area and see what can be done at the top of the hill to help divert the water from coming straight down the hill. Bids on sodding the hill will be obtained from Management. A written report attached.

MAINTENANCE Rich Vehrs:

The Board has requested Rich Vehrs to have some one evaluate the Pear Trees by the pool area.

The issue of the back flow valves was discussed and it was suggested to use Plumbing Unlimited to do the yearly check on the valves. There is a difference in price from the last company that did the inspection.

Motion by Rich Vehrs to contact Plumbing Unlimited to test the back flow valves in the amount of \$30 per valve, (this price does not include repair), seconded by Clara Osterhoudt, all in favor. MOTION PASSED.

Status of the Activity Center: The white board and wires have been removed and the speakers are yet to be removed. The removal of the louvered panel and painting are still to be completed.

COMMUNICATIONS: Sue Hare

Sue Hare: The Bio sheets and welcome material are still being distributed to the new residents.

Leaf: Sue is getting feed back on the quality of the photos that appear in "The Leaf" publication. Sue requested that the Board go back to Beverly Hills Printing for "The Leaf" publication. There is enough money in the budget line item for "The Leaf" to have Beverly Hills Printing print the publication. **MOTION by Rich Vehrs to have Beverly Hills Printing print "The Leaf", seconded by Clara Osterhoudt, all in favor. MOTION PASSED.**

SECRETARY'S REPORT Clara Osterhoudt:

Clara has asked the Board to allow her to make a few updated change to the "Application of Use" for the recreation building. The calendar will be posted if there are any changes please either contact Clara Osterhoudt or make the changes in pencil.

MANAGERS REPORT Diane Evans, LCAM

OLD BUSINESS:

Cleaning of the remaining storm drains: There are according to Rich Vehrs a total of 15 drains left to be cleaned. The Board had approved 6 drains to be cleaned at \$10.00 per drain by BonBon at an earlier Board Meeting.

MOTION by Clara Osterhoudt to approve an additional \$90.00 to have the remaining 9 drains cleaned, seconded by Cathy Brunen, all in favor. MOTION PASSED.

The trimming of the Palm trees has been tabled until the next meeting.

The Association has transferred the operating checking account to Nature Coast Bank. Flyers will be distributed to the residents with information on the availability of ACH's for their convenience.

Bids to staining the recreation building floor were discussed.

MOTION by Sue Misamore to contract Design Coating to apply a color seal and a nonskid sealer with a 10 year warranty in the amount of \$1897.00, seconded by Clara Osterhoudt, all in favor. MOTION PASSED.

The resurfacing of the entry signs has been tabled until the meeting in June.

Bids were sent to three (3) companies to clean the recreation building.

MOTION by Clara Osterhoudt to contract Bon Bon to clean the building twice a month in the amount of \$75.00 per cleaning or \$150.00 per month, seconded by Sue Misamore, all in favor. MOTION PASSED.

Rich Vehrs will have keys made for the recreation building one set will be kept at the management office.

NEW BUSINESS:

A letter was received from Robert DeBenedictus asking to have the late fee and interest removed from his bill due to not receiving the bill for the empty lot mowing.

MOTION by Rich Vehrs to remove the \$28.60 from Robert DeBenedictus bill providing that the next time if the bill is not paid it will not be forgiven, seconded by Cathy Brunen, all in favor. MOTION PASSED.

There is a question regarding the empty lot mowing. Vans charged the Association \$500.00 for mowing and it appears that there are not 25 empty lots any longer. Rich Vehrs will check out the number of empty lots in the Association and give management a correct number with names of the lot owners.

A Budget committee was formed it will consists of two members from the Board and two members from the association. Members will be Bob Lytle, Cathy Brunen, John Husler and George Plotts, included on the committee will be two representatives from VSC Management Company.

It was decided by the Board of Directors to solicit bids for the next year landscaping contract. The bid will require that the mulch and irrigation be priced as a separate line item.

Motion to adjourn by Rich Vehrs, seconded by Sue Misamore, all in favor. Motion passed.

Meeting adjourned at 4:25 P.M.

Respectfully Submitted by

Diane Evans, LCAM for

Laurel Ridge Community Association

Clara Osterhoudt, Secretary

Date