

**LANSING RIDGE HOMEOWNERS ASSOCIATION, INC.  
GENERAL HOMEOWNERS MEETING  
Wednesday January 20, 2016, 7:30 P.M.  
ST. TIMOTHY'S CHURCH**

**MINUTES**

**MEETING CALLED TO ORDER:** by Raymond C. Diemer at 7:30 pm

<b>ROLL CALL</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>
Raymond C. Diemer, President	X		
Carol Lichwala, Vice President	X		
Jim Mehrman, Treasurer	X		
Nancy Stewart, Secretary	X		
Karen Caulkett, Director	X		
John Baker, Director	X		
Terri Wilson, Director	X		
Joyce Diemer, Committee Member	X		
Brittany Robberecht, Leland Management Company Representative	X		

Was Quorum met: X Yes \_\_\_\_ No, if no next Meeting will be held \_\_\_\_\_.

**BOARD REPORTS**

**PRIOR MINUTES**

Nancy Stewart, Secretary, will read the minutes of the last Homeowners meeting held on September 16, 2015 unless we have a motion to waive the reading and accept the minutes as posted and published on the website.

Motion to waive the reading of the September HOA minutes and accept the minutes as posted and published on the website was made by Robyn Veneziano

Seconded by: Linda Johnson

Vote: All in attendance voted Yes

On abstentions

No Objections

1

Therefore; the motion has passed unanimously.

**AMENDMENT TO THE CONSTITUTIONS AND BY-LAWS**

The Board of Directors is requesting an amendment to Article V11 of the Constitution & By-Laws regarding Board Meetings as follows: Original wording "These meetings shall be held monthly without written notice ....." Requested change "These meetings shall be held up to 12 meetings per year, with a minimum of once per quarter being mandatory without written notice.....". In accordance with the Constitution and By-Laws Article XIII Section 1 the Board is notifying the Homeowners at this meeting of the requested changes to the By-Laws and the propose change will be voted on during the April 2016 General Homeowners meeting.

## **PRESIDENT / CORRESPONDENCE REPORT:**

Welcome and introduction of Board Members and Leland Management.

Since September we have had general correspondence from a Management Company not located in FL and several letters from Lawyers wanting to represent LRHOA.

A Bank that owns a home in Allegheny Circle has claimed they do not owe the back dues from 2009 to 2014 on this property based on Florida Statutes, and have agreed to pay 200.00 back dues for 2014 and 2015. In accordance with Fla. Stat. 720.3085(2) (c), which provides that a first mortgagee's liability may not exceed the lesser of 1% of the original mortgage debt or 12 months of assessments immediately preceding its acquisition of title apples.

Foreclosures are now being reported by Leland Management.

No notices of foreclosures have been received.

Estoppels are now being reported by Leland Management.

1 Royal Poinciana Blvd.  
1 Blue Ridge  
1 Grand Teton Blvd.  
1 Appalachian

New Homeowners since September

1 Appalachian Drive  
1 Royal Poinciana Blvd.  
1 Blue Ridge

Raymond Diemer  
President

## **TREASURER REPORT:**

As of December 1, 2016

Expenses YTD: \$ 21,163.80  
Capital Expenses YTD: \$ 0  
Checking Account Balance: \$ 10,559.94  
Capital Account Balance: \$ 44,496.17  
Deposits YTD: \$ 24,003.67  
Total Funds on Deposit as of December 1, 2015: \$ 55,056.11

As of December 1, 2015 we have received payments from 240 out of 244 homeowners for 2015 HOA dues.

Leland Management Company is now handling the financials, and they are currently working on December's totals and the year-end totals.

1 Homeowner requested information regarding the 2016 budget, and she was informed that this information was included in the last edition of the newsletter.

Jim Mehrman  
Treasurer

**COMMITTEE REPORTS**

**ARCHITECTURAL CONTROL REVIEW COMMITTEE REPORT:**

As of January 1, 2016

We have received two ARC applications since the last report as follows –

2520 Grand Teton Blvd. Installation of a front porch  
2440 Grand Teton Blvd. – Removal of a dead oak tree

Both applications were approved

Joy Diemer  
Committee Member

**LANDSCAPE COMMITTEE Report:**

As of January 1, 2016

Dead palm tree removed from Croton Rd frontage.

Alligator sign replaced in pond, after it fell into water.

Goodson Landscape Co has been selected to trim three oak trees on Croton Rd frontage. 1 tree has been completed, and the other 2 are still in progress.

Maintenance contract bids were sent out in Oct. Bids were received and contractors selected for year 2016. All current contractors were renewed with lowest bids.

John Baker  
Committee Member

**WELCOME COMMITTEE:**

As of January 1, 2016

2 Welcome packets have been sent out to new homeowners:

- 1 on Blue Ridge Ave
- 1 on Grand Teton Blvd.

Brittany Robberecht  
Leland Management Company

**NEWSLETTER REPORT:**

As of January 1, 2016

Last newsletter has been sent out, and everyone should have received their copy. New articles for the next edition are currently being accepted. Deadline for new articles is March 5, 2016.

It was brought to Nancy's attention that a few of the phone numbers listed for the police department are incorrect. Nancy apologized for the inaccuracy as she was not aware of this and has been researching new contact information. This will be updated in the next edition of the newsletter. She thanked the homeowner for bringing this to her attention.

Nancy Stewart  
Committee Member

**NON-COMPLIANCE NOTICES REPORT:**

As of January 1, 2016

Leland Management submitted a report to the Board of Directors showing that a total of 35 violations had been issued by them. They were overwhelmingly for lawn problems. They will keep us informed as to the progress of these violations.

4 Homeowners have contacted Leland Management Company regarding the violation letters received.

1 Homeowner present requested information regarding how long a homeowner has to respond to Leland regarding a letter received due to an unforeseen circumstance that occurred on her property. Homeowners are given a timeline outlined in the violation letter that is sent out. Leland also advised homeowners to contact them with any concerns regarding potential violations.

1 Homeowner requested information in regards to how often the neighborhood is inspected and how often violation letters are sent to homeowners. Brittany inspects the neighborhood twice a month but only sends out letters once a month. This same homeowner questioned who to contact if a violation is noticed by someone other than Leland Management Company and mentioned an issue with dirty sidewalks within the community. Brittany advised the homeowners to contact Leland Management Company with any violation concerns.

Brittany Robberecht  
Leland Management Company

**NEIGHBORHOOD WATCH REPORT:**

As of January 1, 2016

Crime report is attached.

Nancy Stewart  
Committee Member

**WEB PAGE REPORT:**

As of January 1, 2016

The web page is updated with current information.

A homeowner present requested that the link to upload the vehicle signage form to be removed from the webpage. It was agreed that this link will be removed.

Raymond Diemer  
Committee Member

**OLD BUSINESS:**

N/A

**NEW BUSINESS:**

Annual Board Elections will be held at the April meeting. Nomination forms will be sent to homeowners in February, and voting ballots will be sent in March. We will be in need of a new Treasurer.

**REMARKS/OPEN:**

1 Homeowner presented a few concerns:

She requested information regarding the responsibilities Leland Management Company has taken over. It was clarified that Leland has taken over all responsibilities of the Board with the exception of: Taking of Meeting Minutes, ARC, Landscaping, Newsletter, and Crime Report.

She questioned the dollar amount the Board is limited to spending without the consent (by vote) of the Homeowners (i.e. utilizing the capital account funds). It was clarified that the Board must present any new projects costing more than \$1,000 to the Homeowners, and a vote for such new projects would occur. This led to a discussion regarding the erosion around the lake, and why this project and its cost has not been brought to the Homeowners for a vote. It was clarified that because this is considered "pond maintenance", it does not have to be formally presented to the homeowners and voted upon by the homeowners. The homeowner questioned whether or not we are currently working with St. Johns - although we have not worked directly with St. Johns, the company we have been working with does work with St. Johns. The homeowner recommended contacting St. Johns directly so that St. Johns can come out to perform an inspection of the pond area to determine whether or not we need to fix the erosion occurring. This will be looked into.

The next Board of Directors meeting are held on the second Monday of each month; next meeting is scheduled for Monday, February 8, 2016, at 7:00 p.m., at the home of Raymond C. Diemer, President.

The next Homeowners meeting and elections of Board Members will be held on Wednesday, April 20, 2016 at 7:30 p.m., at St. Timothy Church.

**Motion to adjourn:** By Theresa Romey, Seconded by: Terri Wilson

Vote: Passed

**Meeting closed:** By Raymond C. Diemer, President, at 8:00 pm

**Minutes recorded:** By Nancy Stewart, Secretary