

**LANSING RIDGE HOMEOWNERS ASSOCIATION, INC.**  
**GENERAL HOMEOWNERS MEETING**  
**Wednesday April 15, 2015, 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		
Vacant, Vice President			
Jim Mehrman, Treasurer			X
Nancy Stewart, Secretary	X		
Karen Caulkett, Director	X		
Vacant, Director			
John Baker, Director	X		
Joyce Diemer, Committee Member	X		
Carol Lichwala, Committee Member	X		

Was Quorum met: X Yes \_\_\_ No, if no next Meeting will be held \_\_\_\_\_.  
 21 member including the Board of Directors attended the meeting.

**BOARD REPORTS**

**PRIOR MINUTES**

Nancy Stewart, Secretary, will read the minutes of the last Homeowners meeting held on January 21, 2015 unless we have a motion to waive the reading and accept the minutes as posted and published on the website.

Motion to waive/accept: Robin Veneziano

Seconded by: Loretta Mills

Vote: all 21 members voted yes

0 objected

0 abstained

The motion has passed, therefore; the motion to wave the reading of the minutes of January 21, 2015 and accepting the minutes as published is hereby accepted and approved.

**Annual Election**

The annual elections are for the election of the HOA Board of Directors. Only the homeowner(s) of record may vote and only one vote per Lot.

Three volunteers needed to count the votes -1 Board Member and 2 Homeowners of record.

Board Volunteer, Karen Caulkett

Homeowner Volunteers Robin Veneziano and Virginia Cherishian

Election report will be listed under new business.

## **PRESIDENT'S REPORT**

Welcome message and introduction of board members. Ray mentioned that 3 people have resigned from the Board of Directors, and that we are always looking for homeowner volunteers willing to become part of our Board.

This month we have had one general correspondence:

HUD notification change of Management Company on Grand Teton

One additional Foreclosure notice has been received. This now makes our total foreclosures 5 of which 2 have paid the HOA Assessments.

New Homeowners:

Three new homeowners on Appalachian Drive

Estoppels requests:

3 Estoppels requests for 1 on Appalachian and 2 on Royal Poinciana

Raymond C. Diemer

President

## **TREASURER'S REPORT**

As of April 1, 2015

Expenses YTD: \$ 6,207.85

Capital Expenses YTD: \$ 0.00

Checking Account Balance: \$ 23,230.31

Capital Account Balance: \$ 44,487.24

Deposits YTD 21,709.16

Total Funds on Deposit as of April 1, 2014: 67,717.55

As of April 1 we have received payments from 233 out of 244 homeowners for 2015 HOA dues. 11 Homeowners remain outstanding. 4 are foreclosures. 1 is a foreclosure, but the dues are being paid by the bank.

Jim Mehrman

Treasurer

## **COMMITTEE REPORTS**

### **ARCHITECTURAL CONTROL REVIEW COMMITTEE**

As of April 1, 2015

This year's reports are as follow:

Since our last Homeowners meeting we have had:

1 Fence on Grand Teton Blvd

1 painting on Lansing Ridge

1 Gutters on Appalachian Dr.

1 Replacement of walls on porch and re-roof on Appalachian Dr.

Karen reminded homeowners to submit 2 copies of the ARC application requests as stated in the ARC application guidelines.

Karen Caulkett

Committee Member

**LANDSCAPE COMMITTEE**

As of April 1, 2015

Since our last meeting the Palm trees on Croton Rd were trimmed and the brush was cut back on the southwest and south sides of the pond.

Mulch was applied to the landscaped beds on Croton Rd

The question arose by a resident about the condition of the chain link fence on the southwest end of the pond. The fence is in disrepair and falling down; however, the fence is the property of the church. No action to be taken by LRHOA. The Church has been contacted, and we are awaiting a response.

Quarterly maintenance was performed on the Croton Rd common area irrigation system. Minor adjustment were needed and three heads were replaced.

I have contacted Brevard County to have the brush cut back at the southeast boundary of Lansing Ridge. Just south of Grand Teton Blvd entrance. The south view of Croton Rd is blocked by overgrowth. Will follow up on progress. Brevard County came out right away and cut back the overgrowth about 10 feet. Area looks much better

A homeowner also complimented on how nice the common areas are looking.

John Baker  
Committee Member

**WELCOME COMMITTEE**

As of April 1, 2015

Three homes have been given welcome packages

Carol Lichwala  
Committee Member

**NEWSLETTER**

As of April 1, 2015

Newsletter Report - no articles have been received yet. The latest newsletter has been sent out, and all homeowners should have received their newsletter. Unfortunately, there was another typo in the last newsletter in the Treasurer's report, and I apologize for not seeing the error prior to sending it to print. As always, we are accepting any and all articles from Homeowners in our community. Deadline for articles for the next issue will be August 15.

Nancy Stewart  
Committee Member

**NON-COMPLIANCE NOTICES**

As of April 1, 2015

So far this year we have issued 2 violations, of which 1 has been resolved. 1 remains unresolved as the home has gone into foreclosure.

We have also issued 27 Warning letters of which 17 have been resolved.

Garbage bins left outside homes are still the main problem, but we rarely have to issue violation letters, the warning letter usually works well.

In the next few weeks we shall be addressing lawn problems since we are now in the growing season.

We continue to save postage by sending warning letters rather than violation letters.

If anyone has any concerns about potential violations, please contact Joy so that she may look into it.

Joyce Diemer  
Committee Member.

**NEIGHBORHOOD WATCH**

As of April 1, 2015  
See attached Crime Report

Overall, it appears that crime is down for the community. A reminder was made to continue to call the police on any suspicious activity seen within the neighborhood.

Nancy Stewart  
Committee Member

**WEB PAGE**

As of April 1, 2015

The web page has been updated, we are still in need of a volunteer to update the webpage who knows Java script and HTML.

Ray discussed a person willing to update/maintain our website for \$35 per update beginning 5/1/15 unless another homeowner was willing to volunteer to maintain/update our webpage. Homeowners present at the meeting agreed to paying this person \$35 per update as no one has yet to volunteer to maintain the webpage.

Raymond C. Diemer  
Committee Member

**OLD BUSINESS**

No old business was discussed

**NEW BUSINESS**

Election Report:

A total of 27 ballot were received.

Results:

Ray received 26 votes

Karen received 27 votes

Martin Petro received 4 votes; however, he cannot officially be on the Board of Directors as he is not the homeowner on record of his property.

Notice Board:

A discussion was had regarding posting a "Notice Board" within the community to help keep homeowners updated on issues and events (i.e. the gator, meeting notices, etc.). This "notice board" would be placed on the wall by the pump house on the corner of Croton Rd./Grand Teton Blvd. Homeowners present expressed concerns of this board becoming damaged due to vandalism and/or weather and also expressed concerns of potential traffic problems. The discussion regarding the notice board primarily came about due to the gator found in our pond. Homeowners said that a notice board may not be effective as not everyone will stop to read it. Although emails have been sent to homeowners who have provided an email address, and a notice was placed in the newsletter, it was still apparent that not all homeowners have been made aware that there was a gator seen in our community pond. One homeowner recommended sending out a mailing to homeowners regarding situations like the gator rather than posting a notice board so that all homeowners are made aware of situations like this to help protect homeowners and our liability. Another homeowner recommended contacting our lawyer regarding the "layers of protection" we, as a community, would need in a situation such as the gator. Another homeowner questioned whether or not warning signs of the gator will be posted near the pond, and it was stated that this is being done.

Homeowners present were asked to vote on a Notice Board and the results were:

9 In favor of a Notice Board  
4 Objections  
0 Abstentions

Landscaping Debris:

John reminded homeowners present that the meeting that it is the homeowners' responsibility to clean up debris left over from trimming trees. He also mentioned that trees need to be cut into 4-foot sections per city codes, and that it is also the responsibility of the homeowner to call to have the debris picked up. Not cleaning up the left-over debris can cause a safety issue as well as continue to do damage to our environment (i.e. the Indian River Lagoon) due to debris going down the drainage system.

Garage Sale:

A discussion was had regarding hosting the community garage sale only once yearly instead of twice yearly due to the lack of participation within the community the past 2 garage sales. The garage sale will take place in the fall - October/November. During the discussion, a homeowner present recommended partnering with the Lansing Ridge II community, which we have attempted to do in the past but could not get hold of the Board President of their community. During the discussion, all homeowners present were asked to vote on holding the garage sale only once a year, and the results are:

14 In favor of holding the garage sale once a year in the fall  
0 Objections  
0 Abstentions

**REMARKS/OPEN:**

None of the Homeowners at the meeting had any further remarks or discussions.

The Board of Directors meetings are held on the second Monday of each month; next meeting is scheduled for Monday, May 11, at 7:00 p.m., at the home of Raymond C. Diemer, President.

The next Homeowners meeting will be held on Wednesday, September 16, 2015 at 7:30 p.m., at St. Timothy's Church.

**Motion to adjourn:** A motion to adjourn the meeting was made by Richard Arbic,  
Seconded by: Rosemarie Baker

Vote: all 21 members voted yes  
0 objected  
0 abstained

The motion has passed; therefore, the meeting was closed by Raymond C. Diemer, President, at 8:11 pm

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

**CRIME REPORT**  
11/1/14 - 2/28/15

**ASSIST**

- 1 on Grand Teton Blvd
- 1 on Appalachian Dr.

**ASSIST O/ AGENCY**

- 1 on Appalachian Dr.
- 2 on Grand Teton Blvd.
- 1 on Royal Poinciana Blvd.

**ATTEMPT TO CONTACT**

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

**BREAKING & ENTERING**

- 2 on Grand Teton Blvd.

**BREAKING & ENTERING I/P**

- 1 on Royal Poinciana Blvd.

**BREAKING & ENTERING - VEHICLE**

- 1 on Royal Poinciana Blvd.

**DISABLED VEHICLE**

- 1 on Croton Rd./Royal Poinciana Blvd.

**DISTURBANCE**

- 1 on Grand Teton Blvd.

**DISTURBANCE - DOMESTIC VIOLENCE INJ.**

- 1 on Allegheny Cir.

**DISTURBANCE - NOISE**

- 1 on Grand Teton Blvd.
- 1 on Appalachian Dr.

**FIREWORKS VIOLATION**

- 1 on Grand Teton Blvd.

**FRAUD**

- 1 on Appalachian Dr.

**LOST/FOUND PROPERTY**

- 1 on Blue Ridge Ave./Lansing St.
- 2 on Lansing St.
- 1 on Royal Poinciana Blvd./Croton Rd.

**MISC. COMPLAINT**

- 1 on Croton Rd./Grand Teton Blvd.
- 2 on Lansing St.
- 1 on Royal Poinciana Blvd./Grand Teton Blvd.

**ORDINANCE VIOLATION**

- 1 on Blue Ridge Ave./Appalachian Dr.

**RECKLESS DRIVER**

- 1 on Appalachian Dr.

**REPOSSESSION**

- 1 on Royal Poinciana Blvd.

**SCHOOL CROSSING**

- 8 on Royal Poinciana Blvd./Croton Rd.

**SUSPICIOUS INC.**

- 1 on Blue Ridge Ave.

**SUSPICIOUS PERSON**

- 1 on Adirondack Cir.
- 1 on Blue Ridge Ave.

**SUSPICIOUS VEHICLE**

- 1 on Appalachian Dr./Wasatch Ave.

**CRIME REPORT**  
3/1/15 - 3/31/15

**ACCIDENT**

- 1 on Croton Rd./Royal Poinciana Blvd.

**ASSIST**

- 1 on Grand Teton Blvd
- 1 on Appalachian Dr.

**ASSAULT**

- 1 on Aurora Rd. #L

**ASSIST O/ AGENCY**

- 1 on Croton Rd./Royal Poinciana Blvd.

**BREAKING & ENTERING**

- 1 on Lansing St.

**DISTURBANCE - DOMESTIC VIOLENCE INJ.**

- 1 on Appalachian Dr.

**DISTURBANCE - NOISE**

- 1 on Grand Teton Blvd.

**OBSTRUCTION IN ROADWAY**

- 1 on Croton Rd./Grand Teton Blvd.

**SUBJECT STOP**

- 1 on Lansing St./Aurora Rd.

**SUSPICIOUS INC.**

- 1 on Royal Poinciana Blvd.

**SUSPICIOUS VEHICLE**

- 1 on Lansing St.