

LANSING RIDGE HOMEOWNERS ASSOCIATION, INC.
GENERAL HOMEOWNERS MEETING
Wednesday April 24, 2019 7:30 P.M.
ST. TIMOTHY'S CHURCH

Minutes

MEETING CALLED TO ORDER: by Raymond C. Diemer at 7:33 PM

ROLL CALL	Present	Absent	Excused
Raymond C. Diemer, President	X		
Clive Edwards, Vice President	X		
Tami Lanterman, Treasurer	X		
Nancy Stewart, Secretary			X
Roberta Nelson, Director	X		
Leland Jones, Director	X		
John Baker, 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 _____.

PRIOR MINUTES

Brittany Robberecht, Leland Management Company, will read the minutes of the last Homeowners meeting held on October 17, 2018 in the absence of Nancy Stewart, Secretary unless we have a motion to waive the reading and accept the minutes as posted and published on the website.

Motion to waive/accept: Linda Johnson

Seconded by: David Rice

Vote:
 ALL Yes
 0 Objections
 0 Abstentions

The motion has passed unanimously, therefore; the motion to wave the reading of the minutes of October 17, 2018 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. Is there anyone who would like to be on the Board that did not send in the Candidate Form? Only the homeowner(s) of record may vote and only one vote per Lot.

We need 1 Board Member and 2 Homeowners to volunteer to count the ballots.

Board Member Volunteer: Tammy Lanterman

Homeowner Volunteers: Dave Rice, Kathy Turner

Election report will be listed under new business.

PRESIDENT / CORRESPONDENCE REPORT:

No general mail has been received since last September. We did receive the property tax notices for the 3 common areas and again this year we are exempt.

At the present time we have one house going through foreclosure.

I would like to remind anyone who is renting their home must submit a Lansing Ridge Rental form with a copy of the rental agreement and a background check on each person that will be living in the rented property.

All homeowners were sent a letter from our lawyer, Manning Law, regarding the extension of our Covenants. New statute passed by Florida State supersedes our Covenants and it directs all homeowner associations Board of Directors to consider each year whether to preserve their association’s governing documents. Our Covenants would have expired in Oct 2020. The Board of Directors voted on this matter and the Notice to Preserve has been recorded in the public records in Brevard County to preserve the association’s governing documents for an additional 30 years. We reached this decision because we felt that we all purchased our homes in Lansing Ridge under the protection of a homeowner’s association. If we failed to carry out our duties, then very quickly that protection would expire and we would all be left without recourse for violations of our covenants.

Raymond Diemer
President

An owner asked why the Board didn’t go out to a Membership Vote for renewing the covenants. Brittany Robberecht replied to the owner stating that it is a board decision not a membership vote.

TREASURER REPORT:

As of March 31, 2019

Expenses YTD: \$ 11,869.38
Capital Expenses YTD: \$ 0
Checking Account Balance: \$ 61,893.75
Capital Account Balance: \$ 48,255.57
Deposits YTD: \$ 13,526.73
Total Funds on Deposit as of March 31, 2019: \$ 110,149.32

As of March 31, 2019 we have received payments from 233 out of 244 homeowners for 2019 HOA dues.

Tami Lanterman and Antonia Ramos
Treasurer Leland Management Company

An owner asked what some past capital are Expenses. The Board replied that repairs to the pond and the wall in the front of the community are capital expenses.

COMMITTEE REPORTS

ARCHITECTURAL CONTROL REVIEW COMMITTEE REPORT:

As of April 24, 2019

Appalachian Drive	New roof		Grand Teton Blvd	Enlarge driveway	"
	Approved		Royal Poinciana	Exterior Repaint	"
"	New garage door	"	Royal Poinciana Blvd	New Roof	"
Grand Teton Blvd	New fence	"	Adirondack Circle	Replace windows	"
Blue Ridge Ave	New screen door	"	Appalachian Drive	"	"
Appalachian Dr	Solar roof panels	"	Appalachian Drive	New garage door	"
Appalachian Drive	Re painting & new gutters	"	Grand Teton Blvd	"	"
Appalachian Dr	Re-painting	"	Appalachian Dr.	New gutters & repaint	"
Appalachian Dr	Solar panels	"	Appalachian Dr	New windows/patio door	"
Grand Teton Blvd	New roof	"			

Joy Diemer
Committee Member

LANDSCAPE COMMITTEE REPORT:

As of April 1, 2019

Croton Road trees and shrubs were trimmed away from the wall to reduce the amount of mold and mildew.

Wall was cleaned also. In response to a complaint about a Holly tree on Croton Rd looking bad, we determined tree was not in good shape and had it remove along with a dead palm.

In Mar we replaced a light fixture on south entrance.

Apr: Mulch was applied to Croton Rd landscape beds.

John Baker
Committee Member

WELCOME COMMITTEE REPORT:

As of April 1, 2019

4 new homeowners have moved into the community since the last meeting:

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

If you have recently moved into the community and have not received your welcome packet, please contact Brittany Robberecht at Leland Management Company.

Brittany Robberecht
Leland Management Company

NEWSLETTER REPORT:

As of April 1, 2019

Newsletter has been published and everyone in the community should have received a copy. If you haven't received your newsletter, please contact Brittany Robberecht at Leland Management Company. We are currently accepting articles for the next edition. Deadline for articles is: August 31, 2019.

Nancy Stewart
Committee Member

NON-COMPLIANCE NOTICES REPORT:

As of April 1, 2019

There are currently 93 open violations.

Brittany Robberecht
Leland Management Company

An owner asked what constitutes a violation and what were some of the violations. Brittany Robberecht responded the various violations open are for lawns/landscaping, home maintenance such as needed repaints, dirty homes or driveways and leasing violations.

WEB PAGE REPORT:

As of April 1, 2019

The Webpage is up to date.

Raymond Diemer,
Committee Member

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

Fining Committee:

I have to inform you that unfortunately Florida State has passed yet another statute to give us more headaches. They are stating that "A fine or suspension levied by the board of administration may not be imposed unless the board first provides at least 14 days' notice to the parcel owner and, if applicable, any occupant, licensee, or invitee of the parcel owner, sought to be fined or suspended and an opportunity for a hearing before a committee of at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee".

The fining committee must approve the fine or suspension by a majority vote; otherwise the association may not impose the fine or suspension. §718.303(3)(b), §719.303(3)(b), Fla. Stat.

I am there for requesting 3 volunteers for a fining committee. Is there anybody willing to volunteer?

Discussion ensued on the committees' responsibilities. Linda Johnson, Michael Clark, Pam Martin and Richard Turner volunteered to be on the committee.

A motion was made by Clive Edwards to appoint Linda Johnson, Michael Clark, Pam Martin and Richard Turner to the Fining Committee. The motion was seconded by Tammy Lanterman. With all Board members in favor, the motion carried..

ELECTION RESULTS:

The Board of Directors Election Results

We received a total of 39 Ballots. The results are as follows:

- Diemer, Raymond 32
- Edwards, Clive 35
- Nelson, Roberta 34
- "Anyone Else" 1

REMARKS/OPEN:

Raymond Diemer announced that next year, the association will not be sending absentee ballots in the mail as it is not a requirement in the covenants. The association will be sending out intent to runs and taking nominations from the floor. If an election is to be held, in-person ballots will be provided.

The Board of Directors meetings are held on the third Monday every other month; next meeting is scheduled for Monday, May 20, 2019 at 7:00 p.m., at the home of Raymond C. Diemer, President.

The next Homeowners meeting will be held on Wednesday, October 16, 2019 at 7:30 p.m., at St. Timothy Church.

Motion to adjourn: By Richard Turner, Seconded by: Linda Johnson

Vote: Carried

Meeting closed: By Raymond C. Diemer, President, at 8:22

Minutes recorded: By Nancy Stewart, Secretary