

LANSING RIDGE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MONDAY September 18, 2017 7:00 P.M.

AGENDA

MEETING CALLED TO ORDER: by the President at 6.53 pm

ROLL CALL	Present	Absent	Excused
Raymond C. Diemer, President	X		
VACANT, Vice President			
Jim Wilson, Treasurer	X		
Nancy Stewart, Secretary			X
Karen Caulkett, Director	X		
Clive Edwards, Director	X		
Leland Jones, Director	X		
John Baker, Director	X		
Joyce Diemer, Committee Member	X		
Terri Wilson, Committee Member		X	
Brittany Robberecht, Leland Management Company Representative	X		

Was Quorum met: X Yes _____ No, if no next Meeting will be held N/A

BOARD REPORTS:

PRIOR MINUTES:

Joyce Diemer, will read the minutes of the last Board Meeting held on July 10, 2017 unless we have a motion to waive the reading and accept the minutes as published.

Motion by: John Baker to accept the minutes as published.

Seconded by: Leland Jones

Vote:

5 Yes

0 Objections

0 Abstentions

PRESIDENT / CORRESPONDENCE REPORT:

All Liability and Directors insurance has been paid for this coming year.

Property Tax notifications have been received for tracts A, B and C. The tax liability for Lansing Ridge is \$0.00

Lake Doctor sent in an e-mail regarding the Pond and he is recommending both Tilapia and Triploid Grass Carp because of algae at the bottom of the pond. He has not given an actual price but from what I remember it is \$100.00 for the Tilapia and \$10.00 each for the Carp. If you all agree that we should have the fish added, John or I will get an actual quote and send an e-mail to all Board Members for approval before giving the go-ahead.

TREASURER REPORT:

As of July 31, 2017

Expenses YTD: \$ 23,777.78
Capital Expenses YTD: \$ 0
Checking Account Balance: \$ 33,170.38
Capital Account Balance: \$ 47,340.57
Deposits YTD: \$ 31,187.08
This includes \$40.67 prepaid in July for 2017
Total Funds on Deposit as of May 31, 2017: \$ 80,510.95

As of May 31, 2017, we have received payments from 238 out of 244 homeowners for 2017 HOA dues.

Jim Wilson
Treasurer
Leland Management Company

COMMITTEE REPORTS

ARCHITECTURAL CONTROL REVIEW COMMITTEE REPORT:

As of September 1, 2017

ARC REPORT July 4 2017 – September 17 2017

Royal Poinciana Blvd	Landscaping	Approved
Appalachian Drive	New roof	“
Appalachian Drive	Re-painting	Disapproved
Appalachian Drive	Re-painting	Approved
Grand Teton Blvd	New fence	“
Appalachian Drive	“	“
Appalachian Drive	New patio	“
Appalachian Drive	Exterior re-painting	Disapproved (still pending)

Joy Diemer
Committee Member

LANDSCAPE COJMMITTEE Report:

John Baker reported that the pump for the sprinkler system at the entrance had been damaged by the hurricane. Replacement will cost about \$800.00. It was agreed to go forward on the repairs. Ray Diemer asked Brittany from Leland Management to ensure that the cost be paid from the Reserve Fund. There was also a discussion about the bushes at the rear of 2341 Grand Teton (on the detention pond) which were badly overgrown. A large part of this over growth was on community property so we can get this remediated. John Baker will talk to Bryan Goodson and get a quote. Leland Management agreed that a letter would be sent to the homeowner to warn them of the work, before it is commenced.

John Baker
Committee Member

WELCOME COMMITTEE:

As of September 1, 2017

1 new homeowner – Gene & Connie Hayse, 2018 Blue Ridge.

Brittany Robberecht
Leland Management Company

NEWSLETTER REPORT:

As of September 3, 2017

Newsletter has been sent to Ray for approval. I am currently accepting articles for the next newsletter due in December. Ray asked Brittany to try and get the newsletter out this week.

Nancy Stewart
Committee Member

NON-COMPLIANCE NOTICES REPORT:

As of September 1, 2017

There are 27 violations outstanding at this time.

Brittany Robberecht
Leland Management Company

WEB PAGE REPORT:

As of September 1, 2017

At the present time the web page is not up to date but hope to have it updated by October.

Raymond Diemer
Committee Member

OLD BUSINESS:

Leland Management to report on the following.

Timothy Freese 2552 Appalachian Report from Rob Manning our Lawyer.

Ronald Dambeck 2101 Grand Teton Leland Mgt. has received a foreclosure notice sale set for 9/20/17

Richard Gangi, 2250 Grand Teton this property was refinanced last year and no estoppel was sent to us, the lawyer is now contacting the finance company to obtain the back HOA assessment.

Discussion on each homeowner on the Aging List –

- Gangi - - See above
- Montuori – Bob Manning (our lawyer) to file a lein on her property for both the violations and nonpayment of assessment. Leland Mgt. to deal with the lawyer.
- Crawford - Leland Mgt. to file an Intent to Lien
- Danbeck – See above
- Freese – An order has been filed for a short sale. Waiting to see the outcome
- Romey – Made one payment only. Leland Mgt to file Intent to Lien
- Grossbard – Agreed not to file Lien; wait until EARLY next year
- Lackie – Paid the assessment. He owes \$102.87 which is the Intent to Lien and interest
Agreed that Leland Mgt write to him saying if he paid the intent to lien
Fee within 45 days we will waive the rest.
- Crane - \$58.82 owing. Agreed to take no further action, will be added to next year's assessment.
- Reidy - It was agreed to add the \$19.79 to next year's assessment.

Discussion about the last five items on the list, each of them under \$10.00. It was proposed by Karen Caulkett and seconded by John Baker that we waive each of these fees.

Vote – Yes – 2 votes. No -2 votes Abstain – 1 vote.

The President therefore had to excise his casting vote. He voted Yes. The motion was therefore carried.

A motion was then made by John Baker and seconded by Clive Edwards that all the decisions made regarding the Aging Report would be approved. Approve unanimously.

NEW BUSINESS:

No new business for discussion.

BUDGET:

The next item was the Budget. All Board members had previously been sent a copy to study. After receiving some amendments prior to the meeting, it was agreed to accept the budget detailed below.

LANSING RIDGE HOMEOWNER'S ASSOCIATION PROJECTED 2018 ANNUAL BUDGET

EXPENSE	PROJECTED	Storage Rental	900.00
2018		Hall Rentals	150.00
ELECTRICITY		Insurance	3,995.63
Florida Power & Light	<u>470.00</u>	Professional Services	1,475.00
Total	470.00	IRS & Fees	<u>61.25</u>
		Total	7,481.88
GROUNDS MAINTENANCE		MISCELLANEOUS	
Lawn Cutting	4,140.00	Post Office Box	132.00
Lawn Fertilizer, Weeds,		Safety Deposit/Computer/Software	-
Pest Control	700.00	Garage Sale Exp.	-
Tree Pruning	375.00	Clerk of Court Fees	50.00
Mulch Application	1,300.00	Signs	200.00
Sprinklers	<u>500.00</u>	Bank Fees	1,036.00
Total	7,015.00	Website Costs	175.00
		Special Events/Misc.	150.00
RETENTION POND MAINTENANCE		Home Owner Mowing	100.00
Water Management Services	2,100.00	Management Co. / Newsletter Printing	13,900.00
Grass Cutting	3,240.00	Printing & Copying	<u>4,080.00</u>
Pond Clearing	500.00	Total	19,823.00
Pond Maintenance	<u>0</u>	TOTALS	41,919.88
Total	5,840.00		
GENERAL REPAIRS		CAPITAL EXPENSES	
Wall Maintenance	0	Wall Maintenance	0
General Repairs	<u>1,290.00</u>	Pond Maintenance	2,000.00
Total	1,290.00	Total Projected Expenses	43,919.88
ADMINISTRATION		Total Homes	244
Office Supplies	600.00	2018 Homeowner Dues	\$180.00
Gas/Expense Reimbursement	100.00		
Postage	200.00		

Discussions were held on the above 2018 forecasted budget. Several items were decrease or increased based on the actuals from 2016, 2015, and 2014. The Board agreed to keep the HOA Assessment at \$180.00.

Motion by: Leland Jones to accept the 2018 Budget as modified above and to maintain the HOA Assessment at \$180.00 in accordance with Lansing Ridge Amended and Restated Declaration of Covenants, Conditions and Restrictions of Lansing Ridge Homeowners Association, Inc. Article V; Sections 3; and Section 7.

Seconded By John Baker.

Vote

 5 Yes

 0 Objections

 0 Abstentions

The motion has passed unanimously, therefore; the motion to maintain the 2018 HOA assessment of \$180.00 in accordance with Lansing Ridge Amended and Restated Declaration of Covenants, conditions and restrictions of Lansing Ridge Homeowners Association, Inc. Article V; Sections 3; and Section 7; has been passed and approved.

REMARKS/OPEN:

Clive Edwards asked Brittany if she was going to preside over the next Homeowners Meeting. She stated that she agreed to this, Short discussion about a formula for questions from the floor, It was agreed that when signing in at the meeting homeowners would be asked if they had any questions for the meeting. However that would not stop anyone bringing up a subject during the course of the meeting.

Jim Wilson wanted the Board to know that if an e-mail was sent to him please use the gmail address and not roadrunner.

The next Board of Directors meeting is scheduled for Monday, November 13, 2017, 7:00 p.m., at Ray Diemer's house.

The next Homeowners meeting is scheduled for Wednesday, October 18, 2017 7:30 p.m., at St. Timothy Church.

As all the Board Business of the Association has been completed, I will ask for a motion to adjourn the meeting.

Karen Caulkett made a motion to adjourn the meeting

Seconded by Leland Jones

Vote:

 5 Yes

 0 Objections

 0 Abstentions

The motion was passed to close the meeting.

Meeting was closed by the President, at 8.05pm

Minutes recorded by Joyce Diemer, Committee Member