

LAUREL RIDGE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
2 P.M. 2541 N RESTON TERRACE, HERNANDO  
BOARD OF DIRECTORS MEETING *August 12 2010*

The meeting was brought to order at 2 P.M. a quorum was established. The meeting was held at the Villages Services office.

Those present were: Barbara Lange (P), Bob Lytle (VP), Cathy Brunen (T), Clara Osterhoudt (S), Sue Misamore, Richard Vehrs, also in attendance was Diane Evans (VSC) and several members of the association.

**MINUTES:**

July 8, 2010 minutes: **Motion by Clara Osterhoudt to waive the reading of the minutes, with one spelling correction to be corrected (misplaced), seconded by Rich Vehrs, all in favor. MOTION PASSED.**

**TREASURER'S REPORT – given by Cathy Brunen:**

Checking and Savings \$123,730.27; Current Assets: \$4,424.82; Utility Deposit: \$200.00; Total Monies: \$128,355.09.

The association is down \$6,000.00 from last year due to the revision of the Deed Restrictions, sod/landscaping, and irrigation.

The Association has \$75,529.67 in the Reserve Account, with CD's coming due in September. **ACTION: Management will check the maturity dates and call banks for CD rates.**

A letter will be sent by Clara Osterhoudt thanking Frank & Estelle Smith for the donation of the American flag. **Motion by Rich Vehrs to file for audit the Treasurer's Report as read, seconded by Clara Osterhoudt, all in favor. MOTION PASSED.**

**WEB SITE: Jack Husler**

There will be a survey coming out on the Web Site, "Stay Tuned".

**DEED RESTRICTION/MODIFICATION - Sue Misamore:**

John Palmer gave a report on Florida Friendly Landscaping including Citrus County Guidelines. The committee will be reviewing the material and present a plan to the Board of Directors of what type of sod, materials and plantings that may be used within Laurel Ridge. This report will be given at the September Board Meeting.

Bryna Johnson: There have been 140 Deed Restrictions booklets handed out to date. The committee will schedule another date in the fall to get the residents that have been gone for the summer.

**MAINTENANCE - Rich Vehrs:**

Barb Lange: Re Pear Trees: Michael Harden, Certified Arborist, Inc. has submitted a bid to treat the Pear trees at the Club House in the amount of \$1085.00.

**Motion by Bob Lytle to pay Michael Harden to treat the Bradford Pear Trees at the pool area in the amount of \$1085.00, seconded by Rich Vehrs. All in favor. MOTION PASSED.**

Keys for the bathroom paper dispensers, and storage have been made.

**COMMUNICATIONS: Sue Hare**

Sue Hare: If anyone has family pictures of vacations or visitors that they would like to be printed in the Leaf, please get them to me for publication in the next leaf.

Jill Killorin: There is a meeting scheduled for September for the Activities Committee.

### **SECRETARY'S REPORT Clara Osterhoudt:**

Jill Killorin and Clara Osterhoudt will be meeting with Rosaario (BonBon cleaning company) regarding the questions on cleaning the Recreation Center. The Board decided to remove the trash container from inside the building to prevent people from putting their trash in the container. All supplies for the Recreation Center are purchased from Janitor Junction on Hwy 44.

### **OLD BUSINESS:**

**Motion by Bob Lytle to rescind a motion from the July 8, 2010 meeting made by Bob Lytle regarding contracting J&J Landscaping to install Saint Augustine sod at the front entrance to Laurel Ridge at Hollow Ridge and Crestline, and Forest Ridge Blvd on the right side of the entrance, seconded by Sue Misamore, all in favor. MOTION PASSED.**

### **MANAGER'S REPORT Diane Evans, LCAM**

An oral and written report was presented. The written report will be attached to the minutes. Letters have been sent to residents regarding routine maintenance on their home, mail box, and driveway. A letter was sent to the owner of 4792 Crestline regarding the web site advertising a home for rent. Received a call from the owner of 4792 Crestline, the owner has agreed to remove the ad from the website. (Agreement in the property file). Received a call from Samantha Riffle from the Citrus County Code Enforcement informing the Association that the case regarding Jademoor has been dropped by the Code Enforcement Division. The Hearing Committee will set a time and date for the 346 Hillmoor property regarding the lawn issue.

**Motion by Cathy Brunen to send a 45 day letter of intent to lien a property on Crestmont Court, seconded by Bob Lytle, all in favor. MOTION PASSED.**

**Motion by Sue Misamore to increase the fee for the empty lot mowing from \$20.00 per cut to \$25.00 per cut to help defer cost, seconded by Cathy Brunen, all in favor. MOTION PASSED.**

Common area behind Jademoor: The path will be closed to all pedestrians until further notice, while the Association tries to stop the erosion problem.

**Motion by Clara Osterhoudt to survey the property lines in the rear of the homes on Jademoor along the back of the property line and the common area, there was no second therefore, the motion failed.**

**Motion by Clara Osterhoudt to have Rich Vehrs find the monuments in the rear of the properties, if he is unable to find the monuments to establish the property line, then the Association will hire a survey company to survey the property, seconded by Bob Lytle, all in favor. MOTION PASSED.**

There was a discussion on the sodding of the common area hill behind Jademoor. The Association will build berms at the top of the hill to try to divert the water in a more evenly fashion before any sodding is done.

**Motion by Sue Misamore the plan to sod the hill behind Jademoor will be placed on hold until further methods have been tried, seconded by bob Lytle, all in favor. MOTION PASSED.**

### **PLANNING COMMITTEE:**

**Motion by Bob Lytle to have Walter Norton build book cases, shelves and a decorative awning not to exceed in the amount of \$350.00 which will come out of the reserve account to replace the existing Book cases. Additional monies required will come out of the Activities committee budget, seconded by Cathy Brunen, Yes vote Cathy Brunen, Bob Lytle, Sue Misamore, Barb Lange, and Clara Osterhoudt, No vote Rich Vehrs. MOTION PASSED.**

### **NEW BUSINESS:**

Landscape Contract was discussed by the Board. The Contract Committee presented its recommendation to the Board to award a three (3) year contract to Mann-inure Lawn Service. The contract includes lawn maintenance, pest control, and irrigation in the amount of \$85,900.00 a year with a 3 % increase in the third (3rd) year of the contract.

**Motion by Rich Vehrs to award the Landscape Contract to Mann-inure in the amount of \$85,900.00 per year for the lawn maintenance, pest control, and irrigation services for Laurel Ridge, Hillwood and Greensides for a three (3) year contract with a 3% increase in the third year. The contract will become effective on October 16, 2010, seconded by Sue Misamore. All in favor. MOTION PASSED.**

A letter will be sent to Van's informing them that their contract will end on October 15, 2010. Vans will receive a 60 day notice, which the current contract requires.

A letter will be sent to E J's Sprinkler Systems, Inc.informing them that their contract will not be renewed.

Additional sod was needed in Hillwood to complete the re-sodding project.

**Motion by Sue Misamore to authorize the extra monies needed in the amount of \$589.00 for the extra sod needed for Hillwood, seconded by Rich Vehrs, all in favor. MOTION PASSED.**

**Budget Committee:**

The first meeting for the budget was held on Wednesday August 11, 2010. The committee would like to find out if the walls within Laurel Ridge are included in the policy, and if so for how much. A Reserve study will be done on the pool and Recreational Building.

Members, please if you see any one dumping grass or tree debris at the foot of Rexford or the end of Jademoor, please report it to the Management office at 746-6770, or to a Board Member.

Barb Lange will follow up with FDS on the refuse and re-cycling program.

**Motion to adjourn by Rich Vehrs, seconded by Clara Osterhoudt, all in favor. Motion passed.**

Meeting adjourned at 4:10 P.M.

Respectfully Submitted by  
Diane Evans, LCAM for  
Laurel Ridge Community Association

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Clara Osterhoudt, Secretary

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Date