

LAUREL RIDGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
2 P.M. 2541 N RESTON TERRACE, HERNANDO
BOARD OF DIRECTORS MEETING June 10, 2010

The meeting was brought to order at 2 P.M. a quorum was established.

Those present were: Barbara Lange (P), Bob Lytle (VP), Clara Osterhoudt (S), Sue Misamore, also in attendance was Diane Evans (VSC) and 7 members of the association. Cathy Brunen and Richard Vehrs were absent

MINUTES:

May 13, 2010 minutes: **Motion by Clara Osterhoudt to waive the reading of the minutes and accept with two (2) minor spelling errors to be corrected, seconded by Sue Misamore, all in favor. MOTION PASSED.**

TREASURER'S REPORT Cathy Brunen:

Checking and Savings: \$144,430.36, Current Assets: \$6,118.56, Utility Deposit: \$200.00, total monies: \$150,748.92.

Motion by Bob Lytle to file for audit the Treasurer's Report as read, seconded by Sue Misamore, all in favor. MOTION PASSED.

WEB SITE: Jack Husler

Just a reminder, if you have anything for the Leaf please send it to Sue Hare, and anything for the web site please send it to Jack Husler.

DEED RESTRICTION/MODIFICATION Sue Misamore:

Sue Misamore: John Palmer please contact your committee members by email to check their own lots for violations before they go out in their designated areas to check for violations. The committee should not be waiting for Diane or me to find things that are wrong in their assigned areas.

Report by John Palmer chairperson of the Modification Committee: The committee has sent out 28 violation notices regarding the condition of mailboxes.

The committee is requesting Management to send a letter to the owner of 274 Romany Loop regarding the condition of the lawn.

The condition of the lawn at 342 Hillmore Lane: Sue Misamore has given pictures to Management to send out a Second Notice letter to the owner. The first letter was sent on May 19, 2010 a "Second Notice" Certified Letter will be sent along with the pictures, notifying the owner that he is still in violation and has 14 days to respond in writing, and the Association reserves the right to institute the fining procedure according to the Florida Statutes 720.

Bryna Johnson: Deed Restrictions are ready for the printer the committee is checking on prices for the printing and should be ready for distribution in July.

MAINTENANCE Rich Vehrs: In the absence of Rich Vehrs the report was given by Barb Lange:

Back Flow valves: there are problems with the valves and they will need repair. The three (3) inch valves will need repair kits, cleaning, reset and certify (\$1,650.00). The two (2) inch valve will need replacement (\$1,200.00). The total cost is \$2,850.00.

Motion by Bob Lytle for Plumbing Unlimited to repair three (3) valves and install one (1) new valve, and including certification all valves in the amount of \$2,850.00, seconded by Sue Misamore, all in favor. MOTION PASSED.

Barb Lange gave a verbal report on the improvements at the Recreation Center the small lights have been fixed, the color for the floor and walls have been chosen and Rich Vehrs will paint the walls after he returns from vacation. The bookshelves have been put on hold. The refrigerator has been removed. The sago palms have not been removed yet; the association has received a bid from Van's in the amount of \$100.00 to remove the four (4) Sago Palms by the horseshoe pit.

Motion by Bob Lytle to have the four (4) Sago Palms removed by Van's in the amount of \$100.00, seconded by Sue Misamore, all in favor. MOTION PASSED.

COMMUNICATIONS: Sue Hare

Sue Hare and Jill Killorin have put together 5 directories for new residents. There have been approximately 5 new residents that have moved in and need visits from the committee in the future.

SECRETARY'S REPORT Clara Osterhoudt:

Clara has received her keys back from Rich Vehrs and he has the copies. Discussion ensued on the signing of the cleaning contract with Bon Bon. Cleaning and Maintenance if it should be signed for three (3) or two (2) years. It was decided by the Board to sign a three (3) year contract with BonBon. Motion to contract with BonBon was made at the May Board Meeting.

MANAGERS REPORT Diane Evans, LCAM

Bids on the sod were presented and it was decided to have the contractors come back in and rebid the areas that needed sod due to a discrepancy on the amount of square footage between Van's and J&J Landscaping. A third contractor A Plus Sod Inc. will be asked to submit a bid.

The owner on Crestline who is advertising his property as a timeshare on the internet will be written a letter now that the Deed Restrictions have been recorded.

Status on the hill behind Jademoor: SMG, Citrus Engineering, and Burrell Engineering, along with SWFTMUD were out to look at the problem in the rear of the properties. According to the plan that was submitted to SWFTMUD from the developer there was no design for a swale to be installed in the rear of the homes, the plans however, do show swales to be installed between each of the owners' homes on the sides. Barb Lange looked for "water runoff" on the website and it was suggested that Florida natural ground covers be used instead of sod on the hill. The Board has asked Management to send a letter to the residents on Jademoor asking them not to disturb the lay of the land by altering it in any way. The soft sand from the top of the hill where the trail is located is causing some of the erosion at this time. The Association will try to find some sort of ground cover to plant that will help the erosion problem. The problem did not just happen and it will take time to resolve.

Motion by Sue Misamore to send a letter to the residents on Jademoor to cease and desist from doing any work on the hill or trails so the area can go back to it's natural vegetation, seconded by Clara Osterhoudt, all in favor. MOTION PASSED.

OLD BUSINESS:

Cleaning of the remaining storm drains has been completed and the drains look terrific.

Discussion on the cutting of the Palm trees by the pool:

Motion by Sue Misamore to have Bon Bon trim the Palm trees and remove the seed pods in the amount of \$35.00 per tree for a total of \$315.00 for 9 Palm Trees, seconded by Clara Osterhoudt, all in favor. MOTION PASSED.

A letter will be going out in the leaf with information on the ACH's for withdrawal transactions for the owners and information on FDS recycling debris pickup.

Power washing the retaining walls at Hillwood and Greenside: A bid from Tim Kelly in the amount of \$1,670.00 was the only one received from the three bid letters that were sent out.

Motion by Sue Misamore to have Tim Kelly power was the retaining walls in Greenside and Hillwood in the amount of \$1,670.00, seconded by Clara Osterhoudt, all in favor. MOTION PASSED.

The entry signs will be tabled until next year due to cost. Any new plantings around the pool area will also be put on hold until next year

NEW BUSINESS:

The Budget Committee will meet in July after Cathy Brunen returns. It will consist of two members from the Board and two members from the association. Members will be Bob Lytle, Cathy Brunen, John Husler and George Plotts, included on the committee will be two representatives from VSC Management Company.

Motion to adjourn by Clara Osterhoudt, seconded by Bob Lytle, all in favor. Motion passed.

Meeting adjourned at 4:00 P.M.

Respectfully Submitted by

Diane Evans, LCAM for

Laurel Ridge Community Association

Clara Osterhoudt, Secretary

Date