**LAKERIDGE TOWNHOME CONDO HOA BOARD MEETING**

**MEETING MINUTES**

**September 28, 2021**

**LAKERIDGE CONFERENCE ROOM**

Attendance: Robert Orzabal, Waseem Srouji (via Zoom), Brad Corrier, Toni Myers, Terry Thigpen, Stacie Cone

1. Prior to the meeting starting Bobby Grabowski with Oasis Pools met the meeting attendees at the hot tubs to discuss the options for converting them since repairing has been deemed to be impractical.
2. The meeting was called to order at approximately 6:22 PM
3. Bobby Grabowski with Oasis Pools was present to show the meeting attendees the spa lounge covers that were delivered. His assessment was that they were inadequate and would require replacement frequently. He recommended that we fill in the spas with concrete and top with flagstone so that they could be used as permanent lounge areas. The cost to fill in both hot tubs and the firepit was quoted at $7,200.00. The bid for the repairs came in after the meeting concluded, the board voted unanimously via email to approve the repair.
4. Bobby also went over the proposal to replace the water fountain in the lake. There were two proposals Bobby’s was $17,.428.00 and the second from Solitude was approximately $3,000 less however it did not include substantial electrical work or cleaning of the lake. Bobby’s proposal was deemed to be a better value. The board unanimously approved moving forward with Bobby’s proposal.
5. The minutes from the July 13th meeting were reviewed and unanimously approved.
6. The third quarter cash flow report was presented by Toni Myers; gross operating income for the third quarter was $505,410.10; total operating expenses were $357,125.64; net operating income was $148,284.46; cash balance at the end of the third quarter is $162,687.12.
7. The Homeowner Delinquency report was presented by Toni Myers, approximately six units are delinquent however only two are over 30 days; one of the remaining long-term delinquencies is paying regularly the other is refusing to pay; the Board authorized Toni to give 30 days’ notice to pay in full and then file a lien against this delinquent unit. Total delinquent dues for these units are $6,429.53, the long-term, non-paying single delinquency is $3,564.57 of this amount.
8. Stacie Cone presented the violations report – there are no current rules violations. Stacie asked the board for their opinions on various potential violation items for better reference in the future and will continue to monitor several units for possible violations.
9. Toni provided a general property condition update. There are various landscape items that Grassroots has yet to complete, and she has scheduled a meeting with them to walk through the property to identify these items. All agreed that any new landscaping shall wait until next Spring to avoid any possible freeze damage. The board also unanimously agreed to solicit bids from other landscaping companies since Grassroots performance has been less than adequate. Toni will also get a bid to remove the dead palm trees around the pools since most have not recovered from the hard freeze.
10. At 7:41 PM the board went into executive session. The board met with Jana Beddingfield the attorney representing the plaintiff in the lawsuit against the developer and Lakeridge HOA. Ms. Beddingfield made a presentation regarding Aggie-Leases, L.L.C.’s and Aggie-Leases 2, L.L.C.’s claims against the developers and the HOA. Upon conclusion of Ms. Beddingfield’s presentation, the board discussed the litigation. After the executive session, a motion was made and seconded authorizing the board to approve a settlement with Aggie-Leases, L.L.C. and Aggie-Leases 2, L.L.C that would cover the attorney fees of $30,000.00 they had incurred so far in the litigation process. The board also agreed to join into the lawsuit as the plaintiff against the developer. The motion passed unanimously. The executive session ended at 8:02 PM.
11. The meeting was adjourned at approximately 8:05 PM.