



**Ridaught Landing Three Association Incorporated**

950-23 Blanding Blvd, PMB #321, Orange Park, FL 32065

**REF: 2019 Annual homeowners meetings minutes**

**DATE: January 11, 2020 at 1400hrs**

**LOCATION: Rideout Elementary School**

**AGENDA**

- 1. Call to order**
- 2. Adoption of 2020 budget**
- 3. Question and answer period regarding 2019 issues**
- 4. Adjournment**

Attendees: 17 Homeowners were present (Did not meet quorum threshold).

Board Members: 2 Board members were present.

Secretary for meeting notes; Estrella Maloney.

First Item: Meeting was called to order.

Second Item: 2020 fiscal year was re-confirmed and re-approved by the HOA Board.

Third Item: Ballots received, proxy notifications received, and homeowners present failed to establish a quorum.

Fourth Item: Current HOA Board members agreed to continue in their voluntary positions.

Fifth Item: Meeting was officially adjourned due to lack of quorum, but a period of questions / answers / discussion was held due to the activities of the prior management company for the 2019 fiscal year.

Discussions:

**HOA FINANCES:**

- The mismanagement and suspected fraudulent activity by the prior property management company was discussed in detail, including operational / administrative / financial issues and reviews of the HOA in total.
- The HOA Board reviewed the enacted additional financial quality control of Association accounts to maintain a viable HOA operational budget for this the end of 2019 and for 2020.
- Discussed were the administrative, operational, and financial steps to keep the HOA functional and mitigate this type of fraud in the future.

- The HOA Board discussed “self-managing” because “we have a vested interest in our own money and own community”.
- The reasons and methodology for the 2020 fiscal budget was discussed. Discussion consisted of HOA Board efforts to streamline, organize, become more transparent, better communications regarding homeowners concerns and accounts (an area remiss by the prior management company), and the short-term, medium-term, and long-term goals for the HOA.
- Financial documents, vendor contracts and payments, HOA by-laws, and other HOA documents were presented for review. These documents were discussed in detail.
- The HOA currently has 13,310.22 USD in the operational account with more HOA assessments being received. The HOA Lake Management account had a deposit made of \$1,192.45 USD in December 2019.

**PAST DUES ACCOUNTS:**

- Addressed were the 101 homeowners in arrears; who owe the HOA a substantial sum and efforts to rectify this matter.
- Explained was the desire of the HOA Board to have the opportunity to communicate with those in arrears to agree on a reasonable payment option.
- Discussed was the final option of referral to the HOA attorneys on March 01, 2020 for collection actions if those homeowners fail to communicate with the HOA Board to enter into a re-payment plan.

**COMMUNITY VIOLAIONS AND COMMUNITY:**

- The primary concern voiced by all homeowners present and those who had contacted the HOA Board are community violations.
- Discussed was the HOA Board scrubbing, cleaning, and repainting the entry sign and placing solar lighting to make this area more presentable.
- The recent irrigation work and the January 2020 scheduled repaving and milling of Biloxi Trail (per the Clay County Division of Public Works) was addressed.
- The HOA Board, as of December 26, 2019, has mailed 16 violation notices. 6 have cured their violations.
- Explained was the desire of the HOA Board to have the opportunity to communicate with those in violation to come to a resolution.
- New members have volunteered for the Community Violation Hearing Committee (CHVC).
- CHVC meetings are anticipated to commence in March 2020.
- The HOA Board addressed the procedures for community violations and the role of the CVHC.
- The HOA Board discussed how more violations notices will be transmitted as this was an area neglected by the prior property management company.

**ADMINISTRATIVE:**

- The updated HOA website was discussed including the new section for announcements.
- The new community management software was addressed.

/s/Michael J. Maloney (Approved and adopted on 1-11-2020)  
Ridaught Landing Three Association, Inc.

