

Ridaught Landing Three Association Incorporated  
950-23 Blanding Blvd, PMB #321, Orange Park, FL 32065

**REF: HOA Board and Community Violations Hearing Committee (CVHC) Minutes**  
**DATE: June 4, 2022, at 4:00 PM**  
**LOCATION: Fleming Island Library**  
**Notice: Notices of meeting were advertised.**

**AGENDA**

1. **Call to order.**
2. **Motion to forgo reading of the last meeting minutes.**
  - a. **Vote taken / Motion passed.**
3. **Motion to review Architectural Request Committee (ARC) Form.**
  - a. **Votes approved the ARC request.**
4. **Motion for HOA Board referral to CHVC for hearings.**
  - a. **Matters heard / Votes taken / Referrals made.**
5. **Motion held to vote on HOA Attorney Pre-Mediation filing for CVHC violation fines.**
  - a. **Matter heard / Votes taken / Referral made.**
6. **Discussion regarding pending 6-10-22 HOA Attorney conference call for viability of amending by-laws / covenants based upon homeowners' prior inputs (PVC fences / limitations on rental properties).**
7. **Adjournment.**

CVHC members: 2 Community Violation Hearing Committee (CVHC) members present (1 on Zoom videocall).

Board Members: 2 HOA Board members present with 1 member on call, as needed.

Zoom videoconferencing also used.

Secretary for meeting: Estrella Maloney.

**First Item:** Meeting was called to order.

**Second Item:** Last meeting minutes readings were not read by Motion and Vote.

**Third Item:** ARC request submitted by a homeowner was reviewed and approved.

**Fourth Item:** Our HOA Board and Committee members discussed the pending 6-10-22 HOA Attorney conference call to address the viability, legal concerns, and processes for amending our HOA by-laws and covenants to allow PVC fences, prohibit blocking of property mailboxes, and possible limitations on the number of HOA rental properties. Pertaining to possible rental property limitations, concerns were discussed about the possible negative effect of these actions on our servicemembers due to their

Permanent Change of Stations (PCS) and the need to rent their homes while on a PCS. Also, addressed was the 2021 Florida State Statute that may hinder our HOA efforts for rental limitations.

**Fifth Item:** A homeowners asked is our HOA could hold a community “Potluck” / “Food Truck Vendor” type of get together at the County Park on Chief Ridaught Landing. It was agreed that this is a good idea to explore. Logistics, any permits, and HOA insurance concerns were discussed. This matter will be addressed with our HOA Board, Clay County point of contact, HOA Insurance carrier, and HOA Attorney for liability concerns.

**Sixth Item:** The following uncured violations were referred by our HOA Board to the CVHC.

HOA account 1105: Referred to the HOA Attorney to start a Presuit Mediation Demand for Failure to Pay Violation Fines.

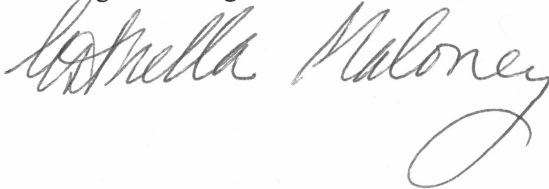
HOA account 1179: Violation of Article 5.7 Landscaping: HOA contracted law company mowed and maintained this lawn at the property owner cost of \$80.00. Account referred to CVHC for a hearing with \$5.00/day fine from original date of violation.

HOA account 1229: Violation of Article V.21 Exterior appearance and conditions: HOA Board referred to CVHC with a \$5.00/day fine from original date of violation.

HOA account 1231: Violation of Article V.21 Exterior appearance and conditions: HOA Board referred to CVHC with a \$5.00/day fine from original date of violation.

**Seventh item:** Our more homeowners was referred to the HOA Attorney for an Intent to File a Claim of Lien Notice(s) due to their delinquent HOA account. This transpired despite our many efforts to contact them to start a repayment plan or pay in full.

/s/Estrella H. Maloney (Approved and adopted on 6-5-2022) for Creeks Edge Management for Ridaught Landing Three Association, Inc.

A handwritten signature in cursive script that reads "Estrella Maloney". The signature is written in black ink and is positioned below the typed name and title.