



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

REF: Community Violations Hearing Committee (CVHC) Minutes

DATE: February 25, 2023, at 1130hrs

LOCATION: Fleming Island Library

Notice: Notices were provided as per Florida Statute to those affected homeowner(s) that had a hearing.

AGENDA

1. **Call to order.**
2. **Motion to forgo reading of the last meeting minutes.**
 - a. **Vote taken / Motion passed.**
3. **Call to order for CHVC hearings.**
 - a. **Matters heard / Votes taken / fines levied.**
4. **HOA Board review of outstanding violations**
 - a. **Vote taken / Referrals made to CVHC.**
5. **Meeting adjourned**

CVHC members: 3 out of 3 CHVC members present.

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

Secretary for meeting notes: Michael Maloney

First Item: Meeting was called to order.

Second Item: Last meeting minutes readings were not read by Motion and Vote of our Board.

Third Item: Our Community Violation Hearing Committee (CVHC) reviewed the one homeowner account for a violation referral made earlier by our HOA Board. This affected homeowner was provided notification in excess of the required 14-day notifications, but did not voluntarily appear, as outlined within the letters, to explain any circumstances to the CVHC. This homeowner had been mailed numerous letters addressing these violations to no avail.

The following actions were taken by the CHVC:

HOA account 1100: Violation of Article V. 21 since 12-14-22. Four (4) notices mailed. Fined \$30.00/per day since 12-14-22 to the maximum allowed per Florida Statute.

Fourth Item: Our HOA Board voted to refer to the CHVC for a hearing of:

HOA account 1051: Violation of Article V.21. Fine of \$30.00/per day if this matter is not cured from original date of notice.

HOA account 1181: Violation of Article V. 16. Failure to file an ACC request. Fine referred of \$30.00/per day for 8 days.

HOA account 1066: Violation of Article V. 21. Fine of \$30.00/per day from original date of notice.

HOA account 1215: Violation of Article V.12. Fine of \$30.00/per day from original notice date if violation is uncured.


HOA account 1277: Violation of Article V. 21. Fine of \$30.00/per day from original notice date if violation is uncured and continues.

HOA account 1153: Violation of Article V. 21 and V.23: Fine of \$30.00/per day/per each violation from original notice date if violation is uncured.

HOA account 1125: Violation of Article V. 21. Fine of \$30.00/per day from original notice date if violation is uncured.

HOA account 1115: Violation of Article V. 21. Fine of \$30.00/per day from original notice date if violation is uncured.

Fifth Item: Meeting adjourned.

 /s/Michael J. Maloney (Approved and adopted on 2-26-23) for Creeks Edge Management for Ridaught Landing Three Association, Inc.