



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

**Date: January 14, 2023**

**Time: 12:45 PM**

**Location: Fleming Island Library - 1895 Town Center Blvd, Fleming Island, FL 32003**

AGENDA

A) HOA Board meeting.

1. Call to order
2. Review for Adoption of 2023 budget
3. Review for Adoption of Amended Association By-Laws
4. Adjournment

B) Annual Meeting

5. Re-Adoption of 2023 budget
6. Board membership vote tally
7. Question and answer period regarding 2022/2023 issues
8. Adjournment

Attendees: 11 Homeowners were present (Did not meet quorum threshold).

Board Members: 2 Board members were present.

Secretary for meeting notes: Estrella Maloney.

First Item: HOA Board Meeting was called to order.

Second Item: 2023 fiscal year budget was confirmed and approved by the HOA Board.

Third Item: The Amended and Restated Bylaws for Ridaught Landing Three Association, Inc (as provided via USPS mail to all homeowners) was approved as written. Our HOA Board also approved having the HOA Attorney finalize our HOA By-Laws for rental property limitations, with active duty-service member exemptions. All the necessary documents for a full member vote will be mailed and a date/time for a meeting scheduled sometime in 2023. The major obstacle for adding this By-Law will be homeowner engagement.

Fifth Item: HOA Board meeting adjourned.

Sixth Item: Annual Homeowners meeting called to order.

Seventh Item: HOA Board reaffirmed vote to approve 2023 Budget.

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

Ninth Item: Current HOA Board and committee members agreed to continue in their voluntary positions.

Tenth Item: Delinquent homeowners balances and ledgers were discussed with the HOA Board regarding recommendation for forwarding these accounts to the HOA attorneys. Accounts # 1022 and 1222 were approved for a HOA Attorney referral after the 30-day notice is provided if no payment is rendered.

Sixth Item: Discussed were Community Violation Hearing Committee (CVHC) matters for Accounts 1222 and 1181. The violation matter for 1181 will be held in abeyance until clarification is received by the HOA Attorney. Account 1222 was referred for a CVHC hearing by our HOA Board.

Seventh Item: Meeting was officially adjourned.

Eighth Item: An open discussion question and answer period was held with all present.

Discussions:

**HOA FINANCES:**

The reasons and methodology for the 2023 fiscal budget was discussed and why the annual dues increase of \$5.00 was enacted.

Discussion consisted of our HOA Boards ongoing efforts to continue streamlining, organizing, maintain accountability, transparency, better communications regarding homeowners concerns and accounts, and the goals for our HOA.

Financial documents, vendor contracts and payments, our HOA by-laws, and other HOA documents were presented for review. The issues with vendors increasing their rates due to the economic times was addressed. It was explained that our HOA operates on a thin budget and makes varying attempts to act fiscally prudent.

Our HOA just met all financial obligations this year and deposited \$1,691.00 USD into the Lake Fund and \$591.00 USD into the Money Market Fund. Your HOA currently has \$17,328.44 USD in the operational account with more HOA assessments being received. Our HOA Lake Management account has \$10,400.25 USD and the Money Market has \$2,000.37 USD.

**PAST DUES ACCOUNTS:**

Our HOA has 57 delinquent homeowner properties. Efforts to rectify this matter were discussed. Explained was the desire of our 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 for collection actions if those homeowners fail to communicate with our HOA Board to enter into a re-payment plan.

The following accounts are slated for HOA attorney referral for collections activity for Accounts 1022 and 1222. Additional delinquent accounts will be reviewed for referral as the year progresses. These homeowners will be sent one more letter advising of their account status to ascertain if a reasonable payment plan can be agreed to, or payment made in full.

**HOA ATTORNEY MATTERS:**

In 2022, 7 homeowners accounts were referred to the HOA attorneys for collection activity.

Our HOA received recoupment for 1 of these referrals. 4 liens have been placed with further legal action commencing.

**COMMUNITY VIOLATIONS:**

This is a primary concern voiced by all homeowners present and who have who have contacted our HOA Board during the year.

Our HOA, as of the end of December 2022, mailed over 170 violation notices.

In 2022, fines of \$2,950.00 USD were issued to those homeowners who failed to cure the violations despite our HOA's repeated attempts to communicate.

Explained was the desire of your HOA Board to have the opportunity to communicate with those in violation to come to a resolution.

Our HOA Board addressed the procedures for community violations and the role of the CVHC.

Referrals can be made to the HOA attorneys regarding repeat violators (for the same violation) and to have an attorney letter sent with these attorney costs charged against the homeowner's account.

The issue of feeding the geese was discussed as to the vehicle and pedestrian safety issue in front of that particular home and the problem with these geese defecating upon others property.

The matters of homeowners parking in such manners that prevent other homeowners from being able to safely depart and enter their driveways was addressed.

**ARC:**

Please communicate with our HOA Board regarding ARC matters. Only 1 ARC request for this year was denied.

**ADMINISTRATIVE/OTHER ISSUES:**

Our online TOPS ONE PAY has worked well. Your Board has worked with homeowners that have had difficulties. We currently have 95 homeowners registered.

The pothole developments at the in front 2946 Tuscarora Trail and the intersection were discussed, and our HOA will contact Clay County Department of Public Works for repairs, as our HOA has done in the past.

Addressed were to two collapsing cement street water discharges along Tuscarora Trail, which were repaired by the County after notification provided.

Discussed was the Clay County Parks Department now providing landscaping for the areas by the park lake within their purview.

The increasing traffic problems along CR 220 by the main entrance were discussed with no potential roadwork until possibly fiscal year 2025 by the County.

/s/Estrella Maloney (Approved and adopted on 1-15-2023) for Creeks Edge Management for Ridaught Landing Three Association, Inc.