



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

HOA Board Member Meeting Minutes

DATE: September 04, 2021

LOCATION: Fleming Island Library

AGENDA

- 1. Call to order,**
- 2. Discussion of Community Violation notices,**
- 3. Open discussion period with homeowners,**
- 4. HOA Board review of homeowner violation notice unresponsiveness and approval to recommend fines and a hearing before the Community Violation Hearing Committee (CVHC),**
- 5. Adjournment.**

Board Members: Two (2) Board members were present with one on a conference call. Proper notice given on website and entry signs.

Homeowners present signed roster.

DISCUSSION:

The HOA Board and homeowners discussed the process for delinquent account referrals to the HOA attorneys and non-responsive homeowner's violation notices referral to the CVHC.

HOA ATTORNEY:

For this year, nine (9) seriously delinquent homeowner accounts were referred to the HOA Attorney for collections activity. This was done after repeated communications with these homeowners to either arrange a repayment plan of pay the balance fully met with negative results. One was returned due to a bankruptcy discharge, and while the HOA did recoup some monies the remaining will be a bad debt write-off. Five (5) paid off their delinquent balances. One is on a re-payment plan. Two (2) homeowners are under court proceedings for lien foreclosures.

VIOLATIONS:

The HOA Board also advised that as of 09-04-21, ninety-eight (98) violation notices have been mailed. Of these, sixteen (16) remain outstanding but still within the time period to rectify. One fine upon a property owner has been imposed for failure to maintain their property.

The following is a breakdown of notices:

Exterior (mold/mildew/damage/rotting fence/overgrown hedges/driveway): 31

Mailboxes: 3

Landscaping: 6

Vehicles in state of disrepair in driveway: 3
Vehicles parked on the grass: 16
Canine: 2
Trash: 23
RV/Boat/Trailer/ATV: 14
Code Enforcement referrals: 2 (Not included in tally)
Animal Control Referrals: 3 (Not included in tally)

One homeowner account is being discussed today due to the refusal to rectify their violations or communicate with your HOA Board.

OTHER/ FINANCES:

The HOA Board and homeowners addressed the financial status of the HOA, violation notices, communication with those in arrears, communications with those who received violation notices, HOA attorney referrals for collections, real estate sales, the problems with Waste Management services (contact has been made with Board of County Commissioners), traffic congestion on CR 220 and widening (only Clay County response is that the west side of CR 220 from Henley will be widened), streetlights, and the HOA Facebook account.

We currently have \$15,348.00 in our operational fund. If the remaining fiscal year holds per our budget, we anticipate putting \$4,500 to \$5,000 into our Lake Reserves and \$500.00 to \$1,000.00 into our Money Market. We are in contact with our current vendors to ascertain what our contract costs may be for the next fiscal year, as we believe that they will increase.

Your HOA Board, and because of our fellow homeowner's care and concern for our community, has received emails and telephones calls from real estate agents and others stating that there has noticeable improvement within our community. We extend our gratitude to everyone for your efforts. Homeowners present also stated an appreciation.

All homeowners were informed that they are welcome to stay for the HOA Board meeting regarding homeowner's violation.

REFERRED VIOLATIONS TO CVHC:

The HOA Board reviewed and discussed one homeowner who have been unresponsive and failed to communicate with the HOA Board or rectify their violations.

The following was recommended by the HOA Board for referral to the CVHC for their hearing and decision:

<u>Account:</u>	<u>Recommended fines per day since date of violation letter:</u>
1143	\$5.00 per day for first violation since February 2021

The CVHC and the HOA Board will arrange a date / time for these hearings and notify the homeowner as per Florida State and HOA by-laws.

Michael J. Maloney

(Approved and adopted on 09-04-21)
Ridaught Landing Three Association, Inc.