

Ridaught Landing Three Association Incorporated

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

**HOA Board Member Meeting Minutes**

**REF: Annual homeowners meeting minutes   
DATE: January 16, 2021 at 1500hrs   
LOCATION: Fleming Island Library**

**: AGENDA**

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**Call to order. Adoption of 2021 budget. Question and answer period regarding 2020 issues. Adjournment.**

Attendees: 19 Homeowners were present (Did not meet quorum threshold).

Board Members: 3 Board members were present. :

.Secretary for meeting motes: Michael Maloney.

First Item: Meeting was called to order.

Second Item: 2021 fiscal year budget was confirmed and approved by the HOA Board.

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

Fourth Item: One HOA Board member resigned. Another homeowner volunteered and was accepted by the HOA Board to serve. Current HOA Board members agreed to continue in their voluntary positions.

Fifth item: Delinquent homeowners balances and ledgers were discussed with the HOA Board regarding recommendation for forwarding these accounts to the HOA attorneys.

Sixth Item: Meeting was officially adjourned.

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Seventh item: An open discussion question and answer period was held with all present.

Discussions:

**HOA FINANCES:** - The reasons and methodology for the 2021 fiscal budget was discussed. - Discussion consisted of HOA Board efforts to continue streamlining, organizing,

accountability, transparency, better communications regarding homeowners concerns and accounts, and the short-term, medium-term, and long-term goals for the HOA.

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Financial documents, vendor contracts and payments, HOA by-laws, and other HOA documents were presented for review. These documents were discussed. The HOA currently has $16,666.50 USD in the operational account with more HOA assessments being received. The HOA Lake Management account has $3,918.00 USD and the Money Market has $981.00 USD.

**PAST DUES ACCOUNTS:**

Addressed were the 63 homeowners in arrears, some 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, 2021 for collection actions if those homeowners fail to communicate with the HOA Board to enter into a re-payment plan. : The following accounts are slated for HOA attorney referral for collections activity: Accounts-1028, 1033, 1040, 1050, 1064, 1063, 1070, 1115, 1130, 1137, 1139, 1143, 1144, 1154, 1173, 1183, 1204, 1209, 1210, 1218, 1222, 1229, 1255, 1285, and 1299. Just like last year, 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.

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**HO*A* ATTORNEY MATTERS:**

In 2020, 9 homeowners accounts were referred to the HOA attorneys for collection activity. - Al of these referrals have been paid in full or on a repayment plan after filing of liens and

civil actions. - Your HOA received recoupment from 1 foreclosure and 1 bankruptcy.

**COMMUNITY VIOLATIONS:**

This is a primary concern voiced by all homeowners present and who have who had contacted the HOA Board. The HOA Board, as of December 2020, has mailed about 123 violation notices. All 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. The HOA Board addressed the procedures for community violations and the role of the CVHC. Discussion is ongoing with 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. .. This year based upon input from homeowners, your Board will focus on fences in disrepair.

**ARC:**

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Based upon input from homeowners, Architectural violations, and the failure to submit the ARC approval request form (located upon our website), will be enforced. Please communicate with your HOA Board regarding ARC matters.

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**ADMINISTRATIVE:**

... TOPS ONE PAY has worked quite well. Your Board has worked with homeowners that have

encountered difficulties. In a one-month period, 32 homeowners have registered and paid via this system with more registering daily."

.-If you want to register for your online account, send an email to RL3association*@*yahoo.com

with the email you want associated with your account and we will send you a link with instructions.

*/s/*Michael J. Maloney (Approved and adopted on 1-18-2021) for Creeks Edge Management for Ridaught Landing Three Association, Inc.