

Ridaught Landing Three Association Incorporated

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

**HOA Board Member Meeting Minutes**

**REF: HOA Board meeting  
DATE: February 13, 2021 at 1430hrs   
LOCATION: Fleming Island Library**

**AGENDA**

1. Call to order.
2. Homeowner violations for referral.
3. HOA financial matters.
4. End of meeting.

Board Members: 3 Board members were present. Violation Committee members: 3 were present. Secretary for meeting motes: Michael Maloney.

Meeting notices were posted upon the HOA website, Facebook, and on entry signs.

First Item: Meeting was called to order.

Second Item: Discussed was the issue of repeated homeowner violations of the same incident and whether to refer these to the HOA attorney for enforcement or the violations hearing committee. These homeowners did receive notice of this meeting to address their repeat violations.

These homeowners with repeat violations did communicate with your HOA Board and all rectified these issues with agreement to adhere to the HOA governing documents.

Your Board agreed to hold any referrals in abeyance to ensure that these homeowners do not repeat this same violation.

As stated prior, your HOA Board will work with you but communicate with us so we can avoid this type of meeting and potential referrals.

Additionally, your HOA Board addressed matters that fall outside the purview of the HOA governing documents and HOA. Your Board has leveraged external entities to address some of these issues, such as a referral to the State Environmental Protection for oil dumping in the wooded side of Tuscarora Trail towards Little Black Creek. The State EPA did take enforcement action against this violator. Furthermore, County Code Enforcement is investigating the parking of a Class 7 weighed vehicle in a residential community. (FYI- Code Enforcement does not enforcement HOA governing documents.)

Third item: 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. If this fails, then referrals to the HOA attorneys occur,

To date for 2021, 8 homeowners accounts were referred to the HOA attorneys for collection activity. From 2020, there is one outstanding HOA attorney referral. This 2020 matter is pending in Civil Court and a Motion for Summary Judgement has been filed on behalf of our HOA by the attorneys.

2 referred homeowners contacted your Board to pay their past dues directly to the HOA and avoid the attorney fees. Once your account has been referred, the HOA attorneys handle this matter and you incur attorney fees. You must therefore communicate with the HOA attorneys.

Meeting ended.

*/s/*Michael J. Maloney (Approved and adopted on 3-31-2021) for Creeks Edge Management for Ridaught Landing Three Association, Inc.