



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

REF: HOA Board and Community Violations Hearing Committee (CVHC) Minutes

DATE: April 29, 2023, at 1415hrs

LOCATION: Fleming Island Library

Notice: Notices were provided as per Florida Statute.

AGENDA

1. **Call to order.**
2. **Motion to forgo reading of the last meeting minutes.**
 - a. **Vote taken / Motion passed.**
3. **Cal to order for CHVC hearings.**
 - a. **Matters heard / Votes taken / fines levied.**
4. **HOA Board review of outstanding violations and delinquent accounts.**
 - a. **Vote taken / Referrals made to CVHC.**
 - b. **Votes for HOA Attorney referrals of delinquent accounts.**
5. **HOA Board review and approval of Lake Management 13.00/per month contract increase.**
6. **HOA Board review and approval for HOA Attorney to finalize documents for member voting to amend governing documents.**
7. **Recent Community Yard sales and food truck vendors at park.**
8. **Recent youth criminal activity regarding stealing items from unlocked vehicles in our HOA and Clay County.**
9. **Meeting adjourned.**

CVHC members: 2 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 homeowner accounts for a violation referral made earlier by our HOA Board. Those affected homeowners were provided notification more than the required 14-day notification time frame.

The following actions were taken by our CHVC:

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

HOA account 1051: Violation of Article V.21. Fine voted in the affirmative of \$30.00/per day from the 1-28-23 original notice. Six notices were provided in attempts to rectify.

HOA account 1277: Violation of Article V. 21. Fine of \$30.00/per day held in abeyance as violation is cured. Will monitor to confirm.

HOA account 1066: Violation of Article V. 21. No fine as violation cured.

HOA account 1153: Violation of Article V. 21 and V.23. Vote held in abeyance. One violation cured and monitoring other for compliance.

HOA account 1215: Violation of Article V.12. No fine. Resolved with cooperative intervention.

HOA account 1125: Violation of Article V. 21. No fine as violation cured.

HOA account 1115: Violation of Article V. 21. No fine as violation cured.

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

HOA account 1040: Violation of Article V.21. Proposed fine of \$30.00/per day from the original notice if not cured after final notice mailing.

b) Our HOA Board voted to refer the following delinquent accounts to the HOA Attorneys:

HOA accounts 1040 and 1277.

Fifth Item: Our HOA Board reviewed and voted to approve The Lake Doctors monthly contract increase of 13.00/per month. Our HOA Board also asked for an updated copy of the contract for additional review.

Sixth Item: Our HOA Board reviewed and approved for the HOA Attorney to finalize documents for member voting to amend governing documents. Additional information will be provided as these documents are provided to our HOA.

Seventh Item: Members of our community expressed nothing but positive comments for the recent food truck vendors gathering at the park and the community yard sales.

Eight Item: Our HOA Board reiterated the same concerns as our HOA concerning the recent criminal activity of youths checking vehicles doors to determine if vehicles are locked to steal interior items. Our fellow neighbors have been outstanding in sharing videos, watching out for one another, and providing information to protect our neighborhood interests. The Clay County Sheriff's Office has assigned these matters to their Detective Unit. These types of criminal incidents have also occurred at Fireside and Eagle Harbor; they are not isolated to our HOA.

Ninth Item: Our HOA Board Meeting adjourned.

/s/Michael J. Maloney (Approved and adopted on 4-29-23) for Creeks Edge Management for Ridaught Landing Three Association, Inc.

