



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

REF: HOA Board and Members Legal and Violations Matters Discussions
DATE: June 22, 2023, at 6:15 P.M.
LOCATION: Zoom

AGENDA

1. **Call to order.**
2. **Motion to forgo reading of the last meeting minutes.**
 - a. **Vote taken / Motion passed.**
3. **Court proceedings for Lien Foreclosure matters.**
4. **Legal matters for HOA governing documents amendments.**
5. **Feral / Stary cat matters and third-party vendor.**
6. **HOA Board review of outstanding violations**
 - a. **Vote taken / Referrals made to CVHC.**
7. **Potholes**
8. **Finances**
9. **Meeting adjourned**

CVHC members: 2 out of 3 CHVC members present.

Board Members: 3 Board members present.

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: Lien Foreclosure Summary Judgements and Court proceedings are ongoing for three homeowners. This again is something our HOA really tries to avoid, but after numerous attempts to communicate with no responses, no other resources are left for enforcement. One additional homeowner was referred this month to the HOA Attorneys for collections activity after repeated attempts to communicate have failed.

Fourth Item: The HOA Board is still working closely with the Attorneys towards our HOA governing amendments proposal for Rental Property Limitations. One item of delay was the need to amend the voter threshold at a duly noted meeting, as well as proxy and other in-person voting. Our HOA not revisited this since 1994. This will be explained in greater details to all homeowners as we work on this verbiage pertaining to these HOA governing document amendments. We have incurred about \$2935.00 USD in Attorney costs for these proposed HOA governing amendments. To limit additional HOA costs associated with these HOA governing document amendments, we will provide all the needed documents within our annual meeting documents (mailed in 12-2023) and have this amendment revision vote done at the annual

meeting (in 01-2024). This will save us on additional administrative /operational costs needed to hold a separate homeowner meeting.

Fifth Item: Our HOA will be sending out a FB post asking homeowners to email us with permission for private property TVNR and their contact information so they can address the feral / stary cat issue through a third-party vendor.

Sixth Item: We have issued 87 violation notices to date and addressed the possibility to have HOA Attorney Pre-Suit mediation in two instances.

The below are Community Violations Hearing Committee referrals after many failed attempts to communicate with the homeowners and address these matters:

Account 1153. Article V.29 Roadways / ARC-ACC request not submitted. \$30.00/day fine proposed.

Account 1155. Article 5.7 Landscaping. \$15.00/per day fine proposed.

Account 1031. Article 5.7 Tree trimming - encroachment onto neighbor's rooftop. \$30.00/per day fine proposed.

Account 1004. Article V.21 Exterior – Vehicles constantly parked upon grass. \$100.00/per incident/per day proposed fine.

Account 1051. Article V.21 Exterior – Extensive wood rot. \$100.00/per day proposed fine. This account is also slated for a next month referral to the HOA Attorney for collections.

Seventh Item: Dept of Public Works has been notified about potholes and developing potholes in the HOA.

Eighth Item: We have \$16,800.44 USD in our operational fund. Based upon our outgoing expenses, we anticipate doing well this year (i.e., more funds into our Lake Management Fund and Money Market). Real Estate sales have slowed immensely due to these economic times.

Ninth Item: Meeting adjourned.

/s/Estrella H. Maloney (Approved and adopted on 6-26-23) for Creeks Edge Management for Ridaught Landing Three Association, Inc.