

 Ridaught Landing Three Association Incorporated

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

**HOA Board Member Meeting Minutes**

**DATE: October 17, 2020**

**LOCATION: Rideout Elementary School**

**AGENDA**

1. **Call to order,**
2. **Discussion of HOA current financial status,**
3. **Discussion of HOA Architectural approval process,**
4. **Discussion of Community Violation notices,**
5. **Open discussion period with homeowners,**
6. **HOA Board review of homeowner’s violation notices of unresponsiveness and approval**

 **to recommend fines and a hearing before the Community Violation Hearing**

 **Committee (CVHC),**

1. **Adjournment.**

Board Members: Four (4) Board members were present. Proper notice given on website and entry signs.

Homeowners present signed roster.

DISCUSSION:

The HOA Board informed attendees that one renter has been evicted (prior to the COVID eviction moratorium) by their respective management company for constant refusal to abide by HOA by-laws and continuous law enforcement responses to this address for publicly / observable tumultuous behaviors. The HOA is working with another rental company regarding evictions for another renter due to similar violations and law enforcement responses. However, the COVID eviction moratorium is in effect.

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.

The HOA Board advised that two (2) delinquent homeowners accounts slated for review and referral to the HOA attorneys today.

The HOA Board also advised that since 01-01-2020, over ninety-three (93) violation notices have been mailed. Of these, five (5) remain outstanding. (2) referrals are being discussed due to refusal to rectify their violations or communicate with your HOA Board.

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, and the HOA Facebook account.

Nine (9) delinquent homeowners were referred to the HOA attorneys in Match 2020. Six (5) paid their past due assessments. Four (4) had claims of liens filed, of which one paid his delinquent account. The remaining three (3) have had civil lawsuits towards foreclosures filed against them. Your HOA Board has also recouped delinquent assessments from one foreclosure and one bankruptcy. Sadly, this was necessary after years of failure to pay assessments, failure to respond to our most recent letters, and failure to respond even after your HOA Board personally contacted these homeowners to discuss their account to prevent this type of civil action.

Homeowners did thank the HOA Board was taking a noticeable and pro-active approach to HOA matters.

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 those homeowners who have been unresponsive and failed to communicate with the HOA Board or rectify their violations.

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

Account: Recommended fines per day since date of violation letter:

1185 (1st) $100.00 per day for first violation since April 2020

1185 (2nd) $1.00 per day for second violation since February 2020

1143 $100.00 per day for first violation since February 2020

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

Michael J. Maloney

(Approved and adopted on 10-17-2020)

Ridaught Landing Three Association, Inc.