



Ridaught Landing Three Association Incorporated

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

REF: HOA Board Meeting Minutes
DATE: July 20, 2024, at 11:00 A.M.
LOCATION: Fleming Island Library Business Center
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. **HOA finances.**
 - a. **Front entryway expenses for Chief Head repainting and HOA notice board.**
4. **Florida HOA statutes discussions and HOA Attorney conversations.**
5. **HOA Board review of outstanding violations.**
 - a. **Votes taken / Referrals made to CVHC.**
6. **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: HOA Board and Committee members wanted to discuss repainting of the front entryway Chief Head and placing a removable yet solid HOA notification board since the County has continuously delayed any needed widening of CR 220, along with no response from our County Commissioner despite HOA requests.

Our HOA Board and Committee agreed to a concept painting with a final product, along with associated materials and costs being forwarded. This should make our HOA entryway more pleasing in appearance.

Our HOA Board and Committee also discussed having a removable yet solid waterproof outside HOA notice board. One Board member, who has the requisite carpentry skills agreed to build this meeting board foundation. The Board and Committee agreed to explore this idea with associated information to be provided to the HOA Board and Committee.

HOA current fiscal year 2024 finance and potential fiscal year 2025 finances discussed. To date, we have \$18,221.73 USD in our operational account. We have \$13,425.66 USD in the Lake Reserves Fund and

\$2,536.29 USD in our Money Market Fund. We plan to increase the deposits into our Lake Reserves Fund and Money Market accounts.

For the next fiscal year (2025) it is anticipated that our expenses will increase.

Our HOA currently has five (5) HOA Attorney referrals for delinquent homeowner accounts. One went to Foreclosure actions and settled, one is on a repayment plan, two recently had liens filed, and one was just sent to the HOA Attorneys. **Again, this is an action our HOA strives to avoid, yet our numerous attempts to communicate with homeowners to avoid this were to no avail.**

Fourth Item: Florida 2024 statutes and HOA Attorney legal matters related to this were discussed.

Fifth Item: Outstanding / uncured HOA violations were discussed for review and possible referral to the Community Hearing Violation Committee (CHVC).

The following actions were taken by the HOA Board for referral to the CHVC:

HOA account 1106: Violation of Article V. 7. Landscaping. Fine of \$31.00/per day from original notice date to HOA curing date, plus cost of HOA contracted Landscaping.

HOA account 1105: Violation of Article V. 21. Exterior. Fine of \$30.00/per day from original date of notice if violation remains uncured.

HOA account 1089: Violation of Article V.7. Landscaping. Fine of \$31.00/per day from original notice date to HOA curing date, plus cost of HOA contracted Landscaping.

HOA account 1016: Violation of Article V.7. Landscaping. Fine of \$31.00/per day from original notice date to HOA curing date, plus cost of HOA contracted Landscaping.

HOA account 1240: Two Violations of Article V. 21. Exterior. Referral to Code Enforcement and Fine of \$30.00/per day from original notice date if violation remains uncured.

HOA account 1153: Violation of Article V. 21. Exterior. Fine of \$30.00/per day from original notice date if violation remains uncured, plus HOA Final Delinquent Account Notice prior to Attorney collection referral.

Sixth Item: Meeting adjourned. 

/s/Michael J. Maloney (Approved and adopted on 7-22-24) for Creeks Edge Management for Ridaught Landing Three Association, Inc.