



Ridaught Landing Three Association Incorporated

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

REF: HOA Board and Community Violations Hearing Committee

DATE: November 04, 2023, at 3:30 PM

LOCATION: Fleming Island, FL Library, 1985 Town Center Blvd, Fleming Island, FL 32003

Meeting duly announced with Agenda provided beforehand.

AGENDA

1. Opening,
2. Prior minutes reading,
3. CVHC hearings,
4. CHVC pending matters,
5. 2024 HOA Proposed Budget,
6. HOA By-Laws modifications,
7. HOA Governing documents addition regarding voter percentage threshold, the process, volunteers talking to homeowners, and Notary,
8. 2024 January annual meeting date arrange,
9. Adjournment.

CVHC members: 3 out of 3 CHVC members present.

Board Members: 2 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: We have issued 101 violation notices to date and addressed the possibility to have continued HOA Attorney Pre-Suit mediation.

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 1153: Violation of Article V. 16. Failure to file an ACC request. Not present. Fine voted in the affirmative of \$30.00/per day for 12 days. Many notices and contact provided in attempts to rectify prior to hearing.

HOA account 1004: Violation of Article V.21. Not present. Fine voted in the affirmative of \$30.00/per day for 13 days. Many notices and email communications provided in attempts to rectify prior to hearing.

HOA account 1155: Violation of Article V. 21. After discussions with homeowners, the fine of \$30.00/per day held in abeyance for monitoring of compliance.

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

Account 1145. Article V.21: Fence: \$30.00/day fine proposed from original date of notice (8-4-23) if not cured by 12-1-23. Another notice will be mailed.

Account 1119. Article V.21: Exterior: \$30.00/day fine proposed from original date of notice if not cured by 12-1-23. Another notice will be mailed.

Account 1240. Article V.21: Exterior and V.1: Land Use and Building Type- outside business: \$30.00/day fine proposed from original date of notice if not cured by 12-1-23. Another notice will be mailed.

Fifth Item: Our HOA Board reviewed and approved the 2024 HOA annual proposed budget. Assessments will stay at \$115.00 USD per year.

Sixth Item: Our HOA Board reviewed and approved for mailing to all homeowners within our annual newsletter and meeting notices the proposed language clarification for our existing By-Laws.

Article V.16 Fence: will clarify (after the date of possible affirmative Board Vote in January 2024) that all wood fences must be of a light-brown color and all PVC fences must be of a white or light-brown color.

Article V. 29: Roadways: will clarify (after the date of possible affirmative Board Vote in January 2024) that any/all driveway extensions must be of cement.

Seventh Item: Concerning the rental limitations proposal, our first step in this process (after working closely with the Attorneys) is to modify our HOA governing amendments language for the voter % threshold required to add HOA governing documents language. Our HOA has not revisited this since 1994. In summary, of which will be also explained within the annual newsletter along with the required legal documents, our HOA proposes modifying the voter % needed to add language to our HOA governing documents from 66% of all homeowners to 66% of all homeowners present at a duly noted meeting that meets our quorum threshold. The largest problem is having homeowner engagement, voting, and being present at our annual meetings (as we have yet to meet the quorum requirements).

Our HOA will have volunteers visiting homeowners to explain this process and the reason behind this proposal prior to our annual homeowners meeting.

Eighth Item: Our HOA Board and Committee members will ascertain their availability for the January 2024 HOA homeowners meeting.

Ninth Item: Meeting adjourned.

/s/Michael Maloney (Approved and adopted on 11-6-23) for Creeks Edge Management for Ridaught Landing Three Association, Inc.

