



Ridaught Landing Three Association Incorporated

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

Date: January 21, 2024

Time: 12:00 PM

Location: Fleming Island Library - 1895 Town Center Blvd, Fleming Island, FL 32003

HOA annual meeting duly noticed, and agenda provided prior to meeting.

AGENDA

A) HOA Board meeting.

1. Call to order.
2. Reading or waiver of prior minutes.
3. Review for Adoption of 2024 budget.
4. Review for Adoption of Amended Association By-Laws.
5. Adjournment.

B) Annual Meeting

6. Call to Order
7. Reading or waiver of prior minutes.
8. Re-Adoption of 2024 budget.
9. Board membership vote tally.
10. For Amendment Proposal- Calling of roll, certifying proxies, proof of meeting or waiver of notice, consideration of Amendment, execution of consents, vote tally.
11. Question and answer period regarding 2023/2024 HOA matters.
12. Adjournment

Attendees: 20 Homeowners were present with 19 proxy votes (Did not meet quorum threshold).

Board and Committee Members: All 3 Board members and all 3 Committee members were present.

Secretary for meeting notes: Estrella Maloney.

HOA Board Meeting was called to order.

2024 fiscal year budget was confirmed and approved by the HOA Board.

The Amended and Restated Bylaws for Ridaught Landing Three Association, Inc (as provided via USPS mail to all homeowners) was approved as written.

HOA Board meeting adjourned.

Annual Homeowners meeting called to order.

HOA Board reaffirmed vote to reconfirm approval of 2024 Budget.

Ballots received, proxy notifications received, and homeowners present failed to establish a quorum.

Current HOA Board and committee members agreed to continue in their voluntary positions. One homeowner volunteered to serve as an additional Board Member.

Delinquent homeowners' balances and ledgers were discussed with the HOA Board regarding recommendation for forwarding these accounts to the HOA attorneys. Account 1051 was recommended for referral to the HOA Attorney for collections activity.

The Amendment Proposal progress was discussed with continuing HOA volunteer and Board Member canvass to explain this proposal (as provided via USPS mail to all homeowners) and obtain votes.

Discussed were Community Violation Hearing Committee (CVHC) matters for Accounts. Recommended fines for Accounts 1240 and 1098 were levied. Account 1145 was referred for a pending CVHC hearing by our HOA Board.

An open discussion question and answer period was held with all present.

Annual Meeting adjourned.

HOA FINANCES:

The reasons and methodology for the 2024 fiscal budget was discussed. Our annual assessment will remain at \$115.0 USD despite anticipated operational increases this year.

Discussion consisted of our HOA Boards ongoing efforts to continue streamlining, organizing, maintain accountability, transparency, better communications regarding homeowners concerns and accounts, and the goals for our HOA.

Financial documents, vendor contracts and payments, our HOA by-laws, and other HOA documents were presented for review. It was explained that our HOA operates on a thin budget and makes varying attempts to act fiscally prudent.

Our HOA just met all financial obligations this year and deposited \$3,000.00 USD into the Lake Fund and \$500.00 USD into the Money Market Fund. Your HOA currently has \$20,694.67 USD in the operational account with more HOA assessments being received. Our HOA Lake Management account has \$13,413.88 USD and the Money Market has \$2,523.84 USD.

PAST DUES ACCOUNTS:

Our HOA has 41 delinquent homeowner properties. Efforts to rectify this matter were discussed. Explained was the desire of our HOA Board to have the opportunity to communicate with those in arrears to agree on a reasonable payment option. Discussed was the final option of referral to the HOA attorneys for collection actions if those homeowners fail to communicate with our HOA Board to enter a re-payment plan.

The following account(s) is/are slated for HOA attorney referral for collections activity: Account 1051. Additional delinquent accounts will be reviewed for referral as the year progresses. These homeowners will be sent one more letter advising of their account status to ascertain if a reasonable payment plan can be agreed to, or payment made in full.

HOA ATTORNEY MATTERS:

In 2023, 6 homeowners accounts were referred to the HOA attorneys for collection activity.

Our HOA received recoupment for 1 of these referrals. 1 has entered a repayment plan with the HOA Attorney, and liens have been placed with further legal action commencing against the remaining.

COMMUNITY VIOLATIONS:

Recommended fines for Accounts 1240 and 1098 were levied. Account 1145 was referred for a pending CVHC hearing by our HOA Board.

This is a primary concern voiced by all homeowners present and who have who have contacted our HOA Board during the year.

Our HOA, as of the end of December 2023, mailed over 109 violation notices.

In 2023, 11 uncured violations were referred for potential fines and a hearing. Fines of \$2,420.00 USD were issued to those 10 homeowners who failed to cure the violations despite our HOAs repeated attempts to communicate.

Explained was the desire of your HOA Board to have the opportunity to communicate with those in violation to come to a resolution.

Our HOA Board addressed the procedures for community violations and the role of the CVHC. Referrals can be made to the HOA attorneys regarding repeat violators (for the same violation) and to have an attorney letter sent with these attorney costs charged against the homeowner's account.

A major topic was the matter of homeowners parking in the street in such manner that prevents homeowners from being able to navigate the roadways safely was addressed.

Architectural Request Committee (ARC) matters:

Please communicate with our HOA Board regarding ARC matters. 2 ARC requests were sent back for clarification this but later approved.

ADMINISTRATIVE/OTHER ISSUES:

The final tally and voting for our Amendment proposal is now anticipated to be hosted at a duly noticed (mailed notices) special meeting during the summer.

For access to our HOA online TOPS ONE PAY portal please email our HOA at RL3association@yahoo.com to have the registration link sent.

The increasing traffic problems along CR 220 by the main entrance were again discussed with no potential roadwork until possibly fiscal year 2025 per the County.

Please refer to our HOA governing documents and associated information on our website at <https://www.ridaughtlanding.com/> and you can also request to join our Facebook page.

/s/Estrella Maloney (Approved and adopted on 1/22-2024) for Creeks Edge Management for Ridaught Landing Three Association, Inc. 