

LAKEWOOD RIDGE TOWNHOMES ASSOCIATION INC.

HOA HOMEOWNERS MEETING

Saturday, July 13, 2024

at

**Limona Village Chapel United Methodist Church
408 Limona Road, Brandon, FL 33510**

Meeting Agenda

Call to Order: 10: 32, Motion by John Gunther, 2ND by Erika Torres

Present: All Board Members Present

John Gunther (President)

James Landgren (Vice President)

Dena Nakhai (Treasurer)

Erika Torres (Secretary)

Validation of Quorum: Met, 4 Board Members, 11 Homeowners in total (including 4 board members)

Approval of Minutes: Read off by Erika Torres, Motion to Approve by Erika Torres, 2nd by John Gunther, All Board Approved.

Reports:

Management report: Read by Ronny Dunner of Ameri-Tech. Update on Issued Violations, Updated Sales & Lease Applications, Update on Collections, Update on Special Assessment payments, Update on Homeowners Insurance Declarations Policy Page Received, Contacting Hillsborough County on Vacant Lot

President's report: Read by John Gunther, President. Special Assessment Approved. All in Favor

Treasurer's report: Read by Dena Nakhai Treasurer, On Target, Under Budget. Motion to Approve by Erika Torres and 2nd by John, All in Favor.

Unfinished Business: Vacant Lot, John Gunther to send over documentation of Hillsborough County as Owner of Property to Ronny

Dunner and him to Contact to maintain property. Motion by Erika & 2nd by James, All in Favor.

Article 2, Section 7 Proof of Insurance of Dwelling (H-03 Policy), Homeowners Insurance is required in the Community

Ameri-Tech new Bank information letter sent out and Homeowners to receive with in the coming week. Moving away from Truist Bank

New Bank South State Bank. New Coupon Book going out end of Month. August late charge to be waived.

New Business:

1. Dogs running loose and owners not picking up. Print out Hillsborough County Laws/Rules and go door to door and place them on homeowners' front doors.

2. French drain issue. French Drains are Not Allowed! Only Leaders and Gutters. Can't change the natural flow of water. Motion for No French Drains by John Gunther, 2nd by James Landgren, All in Favor

3. Motion to send certified letter to homeowners for 3rd attempt on collection of HOA Fee. Sending a Certified Letter of Violation after 3rd attempt and charge \$10.00 for clerical costs. Motion by John Gunther, 2nd by Erika Torres. All in Favor.

4. Open lot on Victoria. (County not answering, do we do it ourselves). Get in writing from county that they will not maintain property to make decision of HOA to take over and maintain. Possible cut grass 3 feet from fence.

Homeowner Comments on Agenda: Homeowners discussed the proper policy for homeowners' insurance H-03. The French Drains not allowed, Dogs running lose and not picking up after. Speed Limit in community, complaints on neighbors living in van, how many people may live in home. 2 per bedrooms, minimum 2 animals (dogs, cat)

Adjournment: 12:13, Motion by Erika Torres, 2nd John Gunther