

# LakeRidge Falls

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4200 LakeRidge Blvd.  
Sarasota, FL 34243

01-11-2019

Here are the more important stories we had this past and upcoming weeks:

**Election 2019** – This week you should have received the Second Notice and Agenda for The Annual Meeting of the Membership. The annual meeting will be held at the **Northminster Presbyterian Church 3131 61<sup>st</sup> St, Sarasota, FL 34243** on February 7<sup>th</sup>, at 7pm. In the large envelope you received, you will see a 7-page package plus a proxy envelope.

## Pages 1-2

The first two pages of the package are the **Introductory** with a detailed explanation regarding the meeting and the election procedure. Please, it is very important that you read these two pages very carefully.

## Page 3

The third page is the **Second Notice**. The second notice is the actual announcement of the Annual Membership Meeting advertising the location and agenda. During this meeting, the new Board of Directors will be elected. This second notice also announces that a Board of Directors Organizational Meeting will be held immediately following the annual meeting of the membership. In this meeting, the new Board will choose its officers. Traditionally, the Board appoints a President, Vice President, Treasurer, and Secretary.

## Page 4

The fourth page is the **Proxy**. If you cannot or think you may not be able to attend the Annual Meeting, it is very important that you submit your proxy by filling it out and mailing it back using the proxy envelope, which can be found in the package we sent. One may wonder why using a proxy is important. Here are the reasons:

- a. The proxy is the tool you can use to cast your vote if you can't attend the meeting.
- b. Also, the proxy is used to establish a quorum of owners so business can be conducted at the Annual Meeting. In order to conduct business during the annual meeting, at least 25% of LakeRidge Falls' homeowners (i.e. 100 members) must be present in person or by proxy in order for the meeting to be held.

**Please note: do NOT place your voting ballot inside the proxy envelope! By doing so, you will disqualify your vote. Only Proxy Forms should go into the proxy envelope.**

## Page 5

The page is the **Ballot**. This ballot is for the election of the directors. Please note, if you are planning on attending the meeting, please bring this ballot with you because this is how you are going to cast your vote.

## Page 6

On this page, you will find a **Map** with the directions to where the annual meeting will be held.

The last page is the candidates' **Information Sheet**. There you will find information about the candidate who is running for one of the two (2) open positions on the Board of Directors. Nominations for write-in candidates will be accepted from the floor at the meeting.

**Landscape Services** – During last month's meeting, the Board of Directors voted on giving ArtisTree Landscape Maintenance & Design a 30-day termination notice as stipulated in their contract and at the same time starting a landscape services bidding process. During the past month, the Association obtained and reviewed three landscape services proposals provided by Duval Landscape Maintenance, Sun State Landscape Management, Inc, and West Bay Landscape. All three bids were carefully reviewed and most references were contacted and checked. In addition, a lengthy and comprehensive discussion took place at the last Landscape Committee meeting regarding the three bids. Following this discussion, the Landscape Committee made a recommendation to be presented to the Board of Directors during its today's meeting. More on this issue during next week's report.

**Renovation Project** – The following is a short recap of the passing two weeks.

Annex Building: the bathrooms are pretty much done as can be seen in the picture below. All toilets, urinals, partitions, granites, sinks, and facets are installed. The buildings in pretty much painted in and out. As far as the exterior goes, there is a small list to be completed of items such as installing the window grids back on and building the new cabinet. As far as the interior goes, there is still some work to be done inside where the old Fitness Center was. The infrastructure for the new outdoor shower is completed and it seems that what is left is to install the new shower fixture. So you will know, the pool is up and running and all the pool furniture was pressure cleaned this week. As explained a couple of weeks ago, the Association is ready to reopen the pool however we are at the grace of the General Contractor and Manatee County's buildings inspectors. Again, we wish to thank all for their understanding and patience on this matter.



Clubhouse Building: by the end of the day, the air conditioning subcontractor should be done installing the actual unit for the new Fitness Center. In addition, the tile subcontractor installed the new floors (i.e. tile and grout) in the Clubhouse hallways, entrance, bathrooms, and closets. In addition, the subcontractor installed the new tile on the walls

in both bathrooms. Speaking of bathrooms, the new granite tops were installed in both the Clubhouse bathrooms. Finally, the painting subcontractor primed most of the Clubhouse's interior walls and is ready to start painting the moment the General Contractor provides the cue to do so. As always, we will keep you update on the progress made in the following weeks.

**Unknown Leak** – We promised to keep you posted once we have an answer on the mysterious leak the Gatehouse discovered last week. But first, here is a small recap, Mr. Tim Clark, LakeRidge Falls Security Captain, notified us of water coming from the grounds next to the sidewalk across from the waterfall. Following an inspection, we eliminated the possibility of irrigation or portable water leak as the source of the leak was a metal pipe (i.e. the other two run through PVC pipes). Therefore, we placed a service call with Manatee County Utility Dep't. As can be seen in the picture below, the County sent a large crew to examine and solve the problem. To make a long story short, this was a leak in a pressurized sewage line. The issue was resolved the same day and the County crew made sure to cover the hole dug to discover the issue.



Have a great and safe weekend.

Sincerely,

Oded Neeman - CAM  
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