

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

10-11-2019

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

2020 Proposed Budget – During today’s Board of Directors meeting, the Budget Committee presented the proposed 2020 budget to the Board of Directors. The Board will hold a workshop meeting next week, Friday, October 18th at 10:00am in the clubhouse to discuss the proposed budget and to hear from the community. This meeting offers owners a chance to voice their opinions before the Board approves the 2020 budget at its November meeting. In the meantime, copies of the proposed budget are available at the Association office. I can also email copies for those who wish to receive an electronic version of the proposed budget.

I would like to take this opportunity and thank the members of the Budget Committee, Mr. Barry Starkell, Mr. Bill McGee, Mr. Bob Hornig, Mr. Calvin Fitzgerald, Mrs. Chris Gardner, Mr. Chuck Tierney, Mr. Chuck Wilson, Mr. Dan DeRoner, Mrs. Ilyne McQueen, Ms. Mitch Matte, Mrs. Nancy Blair, and Mr. Scott Sims, as well as the two Board of Directors liaisons, Mr. John Sullivan and Mr. Dick Dorn, for their dedication and hard work in preparing the 2020 proposed budget. These dedicated members have met on a weekly basis for almost two months, volunteering endless hours composing a proposed budget that addresses all the needs of the community. Please take a moment next time you see one or more of the committee members to thank them for all their hard work.

Painting Project – During its meeting yesterday, the Architectural Review Board (ARB) discussed once again the issue of the painting project. It was brought to the ARB attention that several homes in the community were painted without the homeowners obtaining approval from the ARB. Needless to say, the ARB concluded this is a clear violation of the rules governing the Association. LakeRidge Falls’ Declaration of Covenant, Conditions, and Restrictions, Article V, Architectural and Landscaping, Section 5.1, General, page 15, states that “...modifications to... any other portions of a Lot or structure visible from the outside structure are subject to approval under this article.” Therefore, the ARB wanted to remind all homeowners who painted their homes without obtaining approval to submit a Painting Submittal Form by the next meeting. Failure to do so will result in enforcement.

In addition, the ARB learned that several homeowners completed the painting of their homes but have yet to submit the required Certificate of Compliance and a copy of the print vendor’s paid invoice or receipt. The ARB wished to remind all homeowners, therefore, that without these two documents a homeowner is not in compliance with the ARB Guidelines. As such and comes January 2020, these homeowners will face enforcement measures as well until these documents are submitted. With the above in mind, the ARB wishes to thank all homeowners for their understanding and cooperation on this matter.

Clubhouse and Pool – Here is some of the work performed recently in the clubhouse and pool areas. Moss Integration Solutions (MIS) was onsite to connect the two cabinets, in which the two Automated External Defibrillators (AED) are located in, for emergency services. As some may know, the Association has two AED devices: one is located in the clubhouse hallway near the new Fitness Center and the other is located inside the annex building in what is now called the Club Room. In general, the AED is a portable electronic device that is used in the case of an emergency to automatically diagnose and treat potentially life-threatening situations of cardiac arrhythmias. After Piper Fire Protection fell short in reconnecting the two cabinets to emergency services as it was before the renovation project took off, MIS was hired to complete this job. An indeed, MIS made sure to perform the task within a few hours. That said, it is

very important you know that once the cabinets in which the AEDs are located are opened an alarm will go off and an EMS vehicle will be dispatched to LakeRidge Falls. Therefore, please make sure to open those cabinets only in a true case of an emergency.

While onsite, MIS checked the Viking emergency phone system located in the pool area and found out the speaker is not working properly. For those who may not be familiar with this device, this is the red box located in the pool area under the large red sign which reads "Emergency Phone Dial 911" (i.e. please see picture below). This red box serves as a quick and reliable handsfree communication device that allows a person to speak with emergency services like any other phone. The operation of this device is quite simple. In the case of an emergency, all a person needs to do is to push the silver button on the lower right side of the device. Thereafter, the device will dial emergency services. Once connected, the person who pushed the button will be able to speak with emergency services. As with the AEDs above, one can push the button only in true emergency circumstances. After the issue with the device's speaker was identified, a new Viking emergency phone system was ordered and installed by MIS within a couple of days.



Finally, we recently noticed that the faucet in the men's handicap stall in the men's bathroom in the clubhouse was leaking. Thereafter, we placed a service call with Arctic Air / Plumbing Department. To make a long story short, the faucet was defective. Mrs. Paula Murray, LakeRidge Falls' Assistant, graciously agreed to assist in this matter by calling American Standard, the manufacturer of the faucet. Thanks to her efforts, American Standard sent the Association a brand-new faucet at no cost. The new faucet arrived last week, and Arctic Air / Plumbing Department was here on Monday to install it. After the job was completed, Arctic Air plumber advised it is working without any issues.

And as always, have a great and safe weekend.

Sincerely,

Oded Neeman - CAM
LakeRidge Falls Community Manager
4200 LakeRidge Blvd.
Sarasota, FL 34243
Email: propertymanager@lakeridgefalls.org
Tel: 941-360-1046