

A message from your Board...

by Lori Klein, President

The fall weather is allowing for more outdoor activities, and it is wonderful to see more residents out and about. Some of you have been here through the seasons, some of you are newer residents I look forward to being acquainted with, and some of you are snowbirds who have already returned. Some of our snowbirds will not be here this year, for a variety of reasons, and we miss you.

Like most of you, I miss all of the Association-wide activities we usually have – monthly TGIF, card games, and various gatherings and outings. A few socially distanced activities are still going on, and some of the book clubs are meeting virtually. I encourage any of you to try to plan and organize activities to do virtually or with social distancing. For example, a small group could do a bring-your-own-dinner (or cocktails or whatever) and chairs to social distance in driveways or the parking lot or on the common grounds, or someone could plan and host a virtual activity. Remember Paula or Oded can schedule a GoToMeeting for any group, not just Committee and Board meetings, if you have an idea for a virtual event; the only limitation is it cannot be during any regularly scheduled meeting. If you need help setting up or using GoToMeeting, please let Paula or Oded know. With GoToMeeting you can virtually participate in meetings using any “smart” mobile device such as a phone or tablet with a recent enough software to download and set-up the App



(found in your App store), or from a computer connected to the Internet.

In March when the Board took actions to curtail activities and keep everyone safe, I never imagined that 9 months later the infection would be even more widespread. Thankfully, treatments have improved and vaccines are around the corner, but we are still a population at high risk for complications. In September, it was looking like we could perhaps start easing some of the restrictions on gathering sizes; however, since then the percent of positive cases has risen rather than continuing to decrease or remaining level. At least we are fortunate to be able to have small gatherings outside, unlike in the North or Midwest. For now, all of the restrictions the Board put in place, and especially the requirement to wear a mask when in the Clubhouse (including the Fitness Center) or the Club Room in the Annex building, remain in place. Many individuals seem to think that if they (or they and their friends) are in the Fitness Center alone the mask requirement does not apply, but it still does – your mask should remain over your mouth and nose. I and other Board members

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Vice President, Lynn H. Gregg: VicePresident@lakeridgefalls.org
Treasurer, Calvin Fitzgerald: Treasurer@lakeridgefalls.org
Secretary, Judy Buffa: Secretary@lakeridgefalls.org
Director, OPEN: Director@lakeridgefalls.org

Committees

Architectural Review Board (ARB)

Lori Klein, Board Liaison
Lynn Gregg, Co-Board Liaison
Lanny Weintraub, Chairperson
Meetings: 2nd Thursday of the month at 10:00am

Budget Committee

Lori Klein, Board Liaison
Calvin Fitzgerald, Co-Board Liaison
Mitch Matte & Dick Dorn, Co-Chairs
Meetings as needed

Buildings Committee

Lori Klein, Board Liaison
Carl Stover & Mary Cochran, Co-Chairs
Meetings: 3rd Tuesday of the month at 2:00pm

Community Relations Committee (CRC)

Judy Buffa, Board Liaison
Dan DeRoner, Chairperson
Meetings: 4th Friday of the month at 9:00am

Landscape Committee

Lynn Gregg, Board Liaison
Calvin Fitzgerald, Co-Board Liaison
Mary Cochran & Karen McGee, Co-Chairs
Meetings: 2nd Wednesday of the month at 10:00am

Roads and Grounds Committee

Calvin Fitzgerald, Board Liaison
Dick Dorn & Lanny Weintraub, Co-Chairs
Meetings: 4th Friday of the month at 10:00am

Pool Committee

Lori Klein, Board Liaison
Lynn Gregg, Co-Board Liaison
Elma Azurdia & Suzanne Weinstein, Co-Chairs
Meetings: 3rd Wednesday of the Month at 2:00pm

Security Committee

Judy Buffa, Board Liaison
Durand Glovinsky, Chairperson
Meetings as needed

Hurricane Preparedness Group

Judy Buffa, Board Liaison
Jim DuGranrut, Chairperson
Meetings as needed

Long Range Landscape Plan Working Group

Calvin Fitzgerald, Board Liaison
Lynn Gregg, Co-Board Liaison
Barbara Weintraub, Chairperson
Meetings as needed

Social Committee

Jane Kintz & Leigh Selby, Co-Chairs
Meetings: 1st Monday of the month at 10:00am

Art League

President...Jackie Hathaway
Meetings as needed

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www.lakeridgefalls.org

have heard from different residents that they did not feel safe to go in and use the exercise equipment because they saw others in the room not wearing masks. A few users do not have the right to choose not to wear masks and deprive others of feeling safe to use the facility. Oded has been instructed to continue to send out violation letters, and take action after repeated violations. We do not want to act like police, but have a responsibility to make and enforce rules for the safety of all. This time of year is sometimes called the *Season of Giving* or the *Season of Sharing*. Please give each other respect, and *share* goodwill and safe practices. We are all neighbors *sharing* this wonderful community, and should not be at odds with each other.

In closing, I would like to encourage you to start thinking about running for the Board next year (or encouraging another owner to do so), or getting involved with or remaining on one or more committees. More about this will be coming in the next two months, but page two of this Falls Forum always lists the Committee chairs so you can contact them for more information. For committees you do need to be able to attend many of the meetings, since committees need to have a quorum "present" in order to meet. We are just starting to think about how we can do the committee sign-ups and election, when many will be virtual at the annual meeting. I encourage anyone who is an owner and interested in serving on the Board to talk with a member of the Nominating Committee (Mary Cochran, David Gledhill, and Bob Kirkpatrick).

Office

Property Manager: Oded Neeman
Phone: 360-1046 Line #101
email: PropertyManager@lakeridgefalls.org
After hours Emergency Only - 941-951-4034

Community Assistant/ LRF Falls Forum: Paula Murray
Phone: 360-1046 Line #103 Hours: M-W-F 9:30am - 12:00pm
email: Paula@lakeridgefalls.org

Guardhouse: 355-1328 / Security@lakeridgefalls.org

Property Manager Report

by Oded Neeman

2021 Budget – During last month’s meeting, the Board of Directors approved the 2021 Budget as proposed by the Budget Committee. By now, you should have received a copy of the Approved 2021 Budget in the mail. We can always email copies for those who may not receive a copy for whatever reason. Of course, you are more than welcome to stop by the Association’s offices located at the clubhouse and pick a copy up. Please note that this year there will be an increase for all neighborhoods. This is mainly due to the increase in landscape services, sidewalks maintenance (i.e. replacement and cleaning), security services, and insurance premiums. Hopefully, by the mid of December, all should receive their 2021 coupon book in the mail. Please note that if you are enrolled in an Auto Debit Program in which the bank automatically withdraws the funds out of your bank account each quarter, you will NOT be required to contact the bank. Centennial Bank, the institute with which the Association banks, will automatically adjust the amount to reflect the new Association dues.

As always, here are all your payment options:

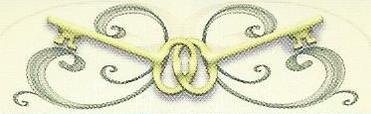
1. **Coupon Payment Booklet.** The booklet you received in the mail includes 4 payment stubs. When the time comes, please make sure to detach the payment stub for that payment period, write a check for the amount on the stub, fill out the information required on the stub, and mail it to the address as appears on the booklet.
2. **Drop a check in my office.** You can always drop a check in my office. If you don’t have your booklet, simply make sure to write your unit number on the check and make it payable to Lakeridge Falls Community Association Inc.
3. **Join the Automatic Debit Service.** You can request Centennial Bank to automatically debit your account. The necessary form is available in the booklet mailed to you.

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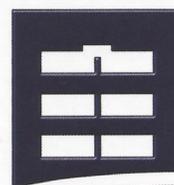
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5. **Use Your Bank Online Payment Services.** Most banks offer a service that allows clients to pay their bills online. Please contact your bank for more information.

Construction Work at Gatehouse – Here is short, not really, history of the issue at the Gatehouse. In September 2014, LakeRidge Falls renovated the interior of the Gatehouse. During the renovation, water damage was discovered behind what used to be a built-in desk just below the front window of the Gatehouse. Although the damage was repaired, the source of the leak was never discovered. Most professionals advised that the large front single pane window was the source of the leak. The argument was that the source was a crack somewhere in the window's frame, siding, and/or glazing (i.e. seal). Therefore, the window was heavily caulked using different types of heavy-duty caulks, on several different occasions, with hopes this would do the trick. However, water continued to find its way inside the Gatehouse each time it rained.

Others made the arguments that a crack in the stucco or the bay roof above the window was the source of the leak. Therefore, all the cracks in the stucco were fixed and the decorative fence located on the bay roof above the window was sealed. Unfortunately, these didn't work as well. As a final measure, the roof was inspected, but no issues were discovered. Therefore, the recommendation was to replace the entire front window. The professionals believed the window was so old and beat up that it would have been impossible to seal it properly using caulking. Also, they made the argument that the window was a single pane and it was about time to install an up to code window. Because there were not enough funds in reserves, the recommendation was placed on hold.

Fast forward to 2017, the Board of Directors decided, based on a recommendation by yet another professional, to install a thermoplastic poly-

olefin roof on the bay roofs around the Gatehouse before any other work takes place, i.e. replacing windows or painting. Based on this professional advice, the job was relatively inexpensive and should have eliminated yet another potential source of a leak. For this reason, Manasota Roofing was hired to perform the job in early 2018. And indeed, Manasota Roofing discovered one of the leak sources. At the time, the decorative pillars on the bay roof above the front Gatehouse window were secured to the roof with reinforcement metal bars, i.e. rebar. Manasota Roofing explained that it was very noticeable the rebar were corroded and that the holes holding them had signs of water intrusion. They explained that water penetrated the pillars traveling into the holes made by the rebar and from there dripped through the window channels.



After a sufficient amount was saved under the appropriate reserve funds, the final stage has arrived, i.e. replacing the windows and sealing /painting the building. Therefore, the Board of Directors accepted a proposal by D.R. Coffman Construction back in July to replace the doors and windows as well as to paint the exterior of the gatehouse building. Following the acceptance of this proposal, the windows and doors were ordered from a local manufacturer. It took over 8 weeks, but once they arrived, D.R. Coffman Construction made sure its window subcontractor install the windows without delay. Once they were installed, D.R. Coffman

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Construction's painting subcontractor was on-site making sure to repaint the building giving it an amazing new look. We are thrilled that this final stage is over ending an almost seven-year endeavor that started with a simple upgrade and developed into a much more complex project, which exposed the Association to the importance of carefully planning for future deferred maintenance and/or capital improvement. We wish to thank all who were involved with this project through the years.

Tropical Storm Eta – Last month, we had the doubtful pleasure of meeting Tropical Storm Eta. Like her Great Aunt Hurricane Irma, Eta thankfully didn't cause much damage. Nevertheless, Eta caused a



few headaches, mainly leaving messy sections along the south side of Sandstone Falls Neighborhood and several locations along Stirling Falls Neighborhood. With the help of West Bay Landscape, we were able to blow and clean the areas that needed it the most. See below before and after pictures taken near the retaining wall located in Sandstone Falls Neighborhood. Also, we had a dozen or so standard flowering trees such as Bougainvillea and Hibiscus that fell or got tilted from the wind. A couple of days after the storm left our area, West Bay Landscape addressed this issue as well.



Roof Leaks – The heavy rains produced by Tropical Storm Eta exposed us to a couple of roof leaks at the clubhouse. Mid-day Wednesday, we noticed water dripping at a slow pace from one of the ceiling lights in the kitchen. Acting without delay, we turned the breaker off to the kitchen and removed the light off the ceiling to allow the water to drain without causing further damage to the light fixture. We then placed a bucket under the light in order to capture the drizzling water. Thereafter, I made sure to climb into the attic in order to capture the source of the leak which is usually beneficial because it saves time and money. While in the attic, I discovered two more leaks: one above the women's bathroom and one over one of the offices. Following this, Mr. Mike Hartigan, from Manasota Roofing, was on-site with his crew repairing the leaks.



Continued on Page 6

Stop Signs – If you recall, a few weeks ago we reported that the Security Committee revisited the matter of driving safely in the community. We also reported that the committee made a recommendation to the Board of Directors to replace all the starboard stop signs with reflective aluminum stop signs to increase their visibility. We are happy to announce that since this was published the Board of Directors approved this recommendation and the stop signs were ordered and installed. Below is a picture of the newly installed stop sign with the old sign laying down below it. As you can see, there is a remarkable difference.



Cyclists Using the Roads – On a related issue, many of LakeRidge Falls’ residents exercise daily. After all, this is an active adult community. Some do water aerobics while others choose to swim laps. Some like to use the new fitness center while others like to walk the community. Out of the many physical activities available in the community, we would like to take a moment and speak about one in particular: cycling. The reason why is because cyclists are more vulnerable than any other physical activity group in the community. After all, vehicles are less forgiving than a hot sunny day at the pool. Therefore, cyclists must always consider this and take the following safety measures while riding community roads.

1. **Use safety equipment** – Helmets, gloves, knee and elbow pads, lights, and reflective materials are only a few of the safety measures cyclists must take to protect themselves.

2. **Obey the rules of the road** - A bicycle is a vehicle and as such the user must obey traffic laws. Therefore, please make sure to stop at stop signs, stop for pedestrians crossing the road, etc..
3. **Be courteous** – Cyclists don’t own the roads. They share them with others. Therefore, always be considerate of others who share the road with you.

Please avoid the risk of getting hurt or hurting someone else and please accept the guidelines and suggestions presented. As always, together we can keep LakeRidge Falls a safe and pleasant place to live in.

Sidewalks Maintenance – Last month, we had F. Ronald LaCivita, a local concrete company, on-site making a handful of urgent grinds and two raised sidewalk repairs, near the bocce court and at the end of Simpson Falls Court. While the repairs were outside the scope of work scheduled for this year this means that next year we will have fewer scheduled repairs to be performed. Below are a few pictures capturing some of the work performed this week and last.



Merry Christmas
& Happy Chanukah!



Nominating Committee News



It is time again for the residents of LakeRidge Falls to begin considering if it is their time to serve your community by running for the LRF Board of Directors. At our annual meeting in February 2021, there will be 3 vacancies to fill on the BOD, each for a 2-year term. The only requirements are that you must be an owner (listed on the deed) and you must be willing to give your time and talent for the benefit of LRF. Yes, it can be challenging, but as a former BOD member, I can honestly say the rewards outweigh the challenges. This is your chance to help guide LRF into the future.

Your 2021 Nominating Committee members are former BOD members David Gledhill, Bob Kirkpatrick and Committee Chairman, Mary Cochran. If you have any questions, about serving on the Board or are ready to step up and volunteer your services, please contact any member of the Nominating Committee.



Mary Cochran

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Monday	Activity	Room
8:00am	Water Aerobics	CD - Free
10:00am	Water Aerobics	CD - Free
3:00pm	Table Tennis	Multi-purpose
Tuesday	Activity	Room
10:00am	Water Aerobics	Instructor - \$4
1:30pm	Table Tennis	Multi-purpose
Wednesday	Activity	Room
8:00am	Water Aerobics	CD - Free
9:00am	Ladies Chat	Activities Rm
9:30am	Table Tennis	Multi-purpose
10:00am	Water Aerobics	CD - Free
3:00pm	Table Tennis	Multi-purpose
Thursday	Activity	Room
3:00pm	Table Tennis	Multi-purpose
Friday	Activity	Room
8:00am	Water Aerobics	CD - Free
10:00am	Social Stitchers	Activities Rm
10:00am	Water Aerobics	Instructor - \$4



Don't forget to sign in online.

Toys for Tots Campaign – The Community Relations Committee (CRC) would like to announce that the traditional U.S. Marine Corps Reserve - Toys for Tots Campaign is taking place until **Tuesday, December 15th**. A large cardboard box has been placed in the clubhouse just outside the entry to the Grand Salon. If you wish to help with this blessed cause, please feel free to drop your unwrapped toy(s) in this box. Elaborate and/or expensive toys are not necessary. Sometimes simple is better. For this campaign, the definition of “toy” includes books and games.



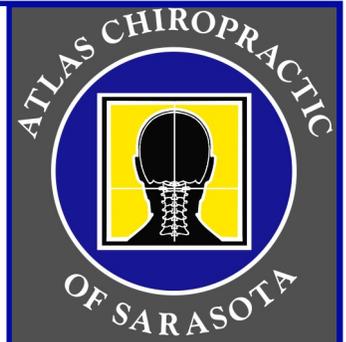
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- Unopened packages of toilet paper, paper towels, disinfecting wipes, and hand sanitizer

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THE HISTORY BOOK CLUB

A new book club is being formed for those with an interest in discussing American and Global history. Monthly 1 hour from 2 to 3pm EDT / 11am PCT "Zoom meetings" will normally be held on the third Wednesday of each month, beginning on October 21. Participants will receive a Zoom link about one week prior to the meeting. If you wish to participate, please contact:

Stu Sutin at sutindoc@gmail.com.

December 16. Scott Anderson. **Lawrence in Arabia: War, Deceit, Imperial Folly & the Making of the Modern Middle East**

January 20. William Manchester and Paul Reid. **The Last Lion: Winston Churchill**

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