

LakeRidge Falls

4200 LakeRidge
Blvd.
Sarasota, FL 34243

02-19-2021

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

Amendment Recount – As reported following the annual meeting, amendments to Article IX, XVIII, XX, and XXII did NOT pass. While the Yes's overwhelmingly defeated the NO's in all of these votes, they failed to reach the 267 Yes votes required to pass an amendment to the Association's declaration. Regarding Article III, the amount of Yes and No votes exceeded the number of total votes submitted therefore the recommendation by the Association's legal counsel was to perform a recount.

While we are curtailed that the discrepancy was the result of truly a long night, the newly elected Board of Directors accepted the recommendation by the Association's legal counsel. Therefore, it voted during its latest meeting to perform a recount. To be on the safe side, the Board approved performing a full recount not just for Article III but for all the proposed amendments. Ensuring to address this matter diligently, the Board appointed the three Inspectors of Election, Mr. Jim DuGranrut, Mitch Matte, and Barbara Weintraub, to perform the recount. Please be advised that the recount will take place this coming Tuesday, February 23rd, at the Association's Clubhouse. The recount will be closed to the general membership but will be broadcasted and recorded on GoToMeeting. Here is how you can watch the recount:

Amendments Recount:

Tue, Feb 23, 2021 9:00 AM - 12:00 PM (EST)

Please join my meeting from your computer, tablet, or smartphone.

<https://global.gotomeeting.com/join/480887317>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3311](tel:+18722403311)

Access Code: 480-887-317

Once the recount is over, the Inspectors of Election will announce the official results, which the Board of Directors will officially approve during its next meeting.

Mulching – During its last meeting, the Board of Directors approved a proposal by Ramco Mulch Solution to mulch the vast majority of the Association grounds using the top dressed method. For those who wonder, top dressed is designed to cover an exiting mulched layer giving the landscape bed a fresh look while at the same time not over mulching it.

With this in mind, this is to inform all residents that Ramco Mulch Solutions is scheduled to install coco brown mulch throughout the community next week. If everything goes according to plan, i.e. rain, etc, pallets of mulch will start arriving on Monday and the project will start on Tuesday, February, 23rd, and will take about a week. The idea is that Ramco Mulch Solutions will follow sections where West Bay Landscape finished mowing the day before.

As in the past, the following is a shortlist of what you should expect:

1. The installation will occur in phases, so please allow ample time for the process to be completed.
2. Pallets, bags of mulch, and equipment may all be present on the job site and will be maintained in a clean manner.
3. Please make sure to remove any delicate garden items, such as decorative statuary, that you deem fragile enough to break. Please note that neither the Association nor Ramco Mulch Solutions would be responsible for such garden items.
4. The area will be cleaned up by the end of each workday.
5. There is NOT a set number of bags per home, as the landscape beds are not all identical.
6. All 399 front yard landscape beds will be included during this installation along with common ground areas. If you have any questions regarding this project, please contact me, Oded Neeman, by phone at [941-360-1046](tel:941-360-1046) or by email at PropertyManager@LakeRidgeFalls.Org.
7. Unfortunately, Ramco Mulch Solutions is a commercial company that does not sell mulch to private clients. If you wish to purchase additional mulch for your backyard, you will need to use different vendors such as Walmart or Home Depot.

Landscape Work on LakeRidge Blvd – Not many could overlook the significant presence of many of West Bay Landscape crew members who were working at the intersection of LakeRidge Blvd and Stirling Falls Cir/Cascade Falls Drive this week. West Bay Landscape enhanced five landscape beds coming in from the Gatehouse based on the long-term plan as composed by the Long-Term Landscape Group and approved by the Board of Directors during its last meeting. For those who are new to the community, here is some background on the matter.

The Long-Term Landscape Group was established back in 2017. Based on the Board of Directors' Charter, the Long-Term Landscape Group's goal is to develop "a long-range plan for the Community landscaping infrastructure. This will ideally be a top to bottom review; it should layout where we are, and where we want to go, with clear steps as to how we get there. This effort should not discount the possible need for short-term goals within a longer-ranging master plan."

In more simple terms, the Group is to create a long vision landscape architecture design to achieve a unified environmental and aesthetic look for LakeRidge Falls' common landscape areas. Therefore, one of the Group's first takes was to established core guidelines for the long-term landscape vision. Those eight core guidelines are:

- Establish a 10-Year-Plan;

- Use Florida Friendly and Tropical Plants;
- Utilize easy to maintain plant material;
- Create a Park Like Setting;
- Avoid Queen Palms while using more Foxtail and Pygmy Palms;
- Acknowledge that Oak Trees are here to stay;
- Follow the notion that Less is Better;
- Ensure the Tier Effect continues throughout.

In doing so, the Group divided the community into sections. For the past three years, the Group was working, among other things, on architectural landscape designs, with the help of West Bay's landscape architects and designers. Thanks to the hard and dedicated work of the Group, for example, the Association was able to enhance the landscaping around the community's amenity centers in phases and within reasonable financial boundaries. With this in mind, the Group is very close to concluding its work. It hopes to present in the next couple of months a comprehensive plan that encompasses the majority of the Association's common grounds.

Back to the work performed this week and as reported above, West Bay Landscape was working on the first five landscape beds out of the thirty landscape beds identified and included in the master plan for the entire Blvd. This master plan would ensure a unified look will be followed throughout the years to come. With this in mind, West Bay Landscape reported that they hope to finish this work by the end of the week. Finally, and also as a last reminder of why careful planning is so important, this project was executed during the mulching project. This way, the Association was able to save over \$2,000 in mulch in addition to the labor costs associated with spreading it. Once concluded, we are sure this will boost the total appeal of the community.

Have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM
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