

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

01-06-2022

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

2022 Election – If everything will go according to plan, next week you will start receiving in the mail the Second Notice of the **Annual Meeting of the Membership and Election to the Board of Directors**. The meeting will take place on Thursday, February 3rd, 2022 at 7:00 p.m.

Like last year and because of COVID-19 limitations, the Annual Meeting will be conducted in-person and virtually:

- 1) In-Person - LakeRidge Falls Clubhouse, located at 4200 LakeRidge Blvd, Sarasota, FL 34243,
 - a. **NOTE:** In-person attendance will be reserved for Board of Directors members, Committee Chairpersons, Candidates, Inspectors of Election, and Management.
- 2) Virtually - All other members are encouraged to join the meeting online or by phone using Go-To-Meeting Video Conferencing:
 - a. Join from a computer, tablet, or smartphone using this web address:
<https://global.gotomeeting.com/join/720226373>;
 - b. Join by dialing United States phone number:+1 (571) 317-3122, Access Code: 720-226-373

The terms of Mrs. Nancy Blair, Dr. Judy Buffa, and Mr. Calvin Fitzgerald will expire at the Annual Meeting. One (1) individual, Mr. Robert Storck, has submitted his Notice of Candidacy to become a candidate for election. This year, there are THREE (3) openings for a two-year term. Therefore, please note that nominations from the floor will be welcomed but may be difficult considering the administrative challenges in conducting a virtual meeting.

No in-person sign registration will be done. Therefore, **you must submit your Ballot ahead of time**. Your Ballot can be mailed (using the designated envelope), emailed, or drop at LakeRidge Falls offices. Twenty-five percent (25%) of our membership (100 Members) must be present for the meeting to be held. Therefore, it is important that you attend the meeting or if you cannot that you complete and **submit your Ballot**. In doing so please remember that the rule is one vote per household.

Please be aware that the Annual Meeting will be recorded. Also, please be aware that you must enter your full name when signing in to the online meeting. Because the option of entering one's name when calling into the meeting does not exist, please make sure to advise LakeRidge Falls' Management in advance if you plan on joining the meeting using a phone.

- **VERY IMPORTANT** - the Association reserves the right to remove participants during the meeting if it does not or cannot verify the participant's phone number.

The meeting will be conducted based on LakeRidge Falls' Virtual Meeting Guidelines, which can be found on the Association's website or by clicking [here](#).

Please take a moment to fill out the Ballot regardless of whether you are going to attend the meeting or not. Once you are done, please

- Mail the Ballot to LakeRidge Falls, Attention: Oded Neeman, 4200 Lakeridge Blvd, Sarasota, Florida 34243. An envelope for mailing the Ballot is included as part of this mailing. Ballots can also be hand-delivered to the LakeRidge Falls offices. Or,
- Scan and email it to PropertyManager@LakeRidgeFalls.Org

Please submit your Ballot ahead of the meeting so a quorum of owners can be established. Please submit your Ballot regardless of whether you plan to attend the meeting online or by phone. And please submit your Ballot if you will not be able to attend the Annual Meeting.

Should you have any questions regarding the Annual Meeting or any of the enclosed materials please contact us at the LakeRidge Falls office.

Victoria Falls Road Depression – Many, if not all, of Victoria Falls Neighborhood’s residents, are aware of the large depression in the road located at the intersection of Victoria Falls Cir and Kariba Lake Terrace. But before we jump to the fun stuff, here is some boring history.

The issue of road depressions, or asphalt depressions as some refer to, is not new to the community in particular nor it is an uncommon maintenance issue with roads in general. There are several reasons for it, but the more common ones are poor compaction during the paving process or a compromised sewer line. Nevertheless of the reason, the Association always made sure to tackle such road depressions by obtaining the opinions of professionals and/or experts, such as the Pavement Manager for Manatee County Project Management Division, perform inspections, for example by running a robotic camera vehicle inside sewer lines, and perform repairs based on the opinions and inspections’ results.

Fast forward to the end of 2020, the Roads & Grounds (R&G) Committee identified the intersection of Victoria Falls Cir and Kariba Lake Terrace as an area of interest. This was due to two main reasons: first, the size of the depression, and secondly that previous repairs failed to address the issue. Therefore, and this time around, the committee decided to explore the matter in greater depth. Based on a recommendation by a local asphalt company, the R&G Committee suggested, and later the Board of Directors approved to hire the services of Universal Engineering Sciences, Inc (UES), a local engineering firm, to perform a geotechnical investigation. In other words, the Association hired UES to drill boreholes, take soil samples, test them, and then provide a report of their findings with recommendations on how to address such findings.

It took them a couple of months, but in March of last year, UES presented its findings and recommendations. It took a couple more months for the Committee to learn and process the findings and recommendations from the report. However and in the end, and thanks to Mr. David Hoecker, a member of the R&G Committee, a Request for Proposal (RFP) for Repair was drafted. In simple terms, RFP is a document used in a bidding process designed to obtain proposals from vendors for a specific project or in this case, the repair of the depression at the stated intersection. It is important to note that the R&G Committee recommended testing the recommendations presented in the report on the intersection to see their variability before adopting them in the entire community. Following the Board of Directors' approval, the RFP was sent to four, and later on to five, different asphalt maintenance companies in the area. However, soon came disappointment.

All the companies the Association approached either ignored the RFP or declined to bid on the project. While reasoning varied, some common themes seemed to unite all companies. Here is a short attempt to explain a complex notion. Most asphalt maintenance companies were, and still are, overbooked. There is no shortage of work as one can imagine. When

such companies reviewed the RFP and more importantly the extent of work involved, they were discouraged. That is, the proposed project requires a significant and complex amount of work which would have tied up valuable manpower from more straightforward and profitable projects. During the months of attempting to obtain bids, the Association also learned from a couple of vendors and other professionals in the field that the suggested work by UES was “an overkill.” “After all,” we were explained, “even UES does not guarantee that their recommendations will solve the issue.” With no one else willing to bid on the project and no other solution on hand, the Association had to go back to the drawing board.

With the help and guidance of asphalt experts, the R&G Committee was able to draft a new action plan. To make what is already a long story short, the leading rationale was that any repair is better than no repair. Thereafter, the Committee recommended accepting, and the Board of Directors approved, back in November of last year, a proposal by Asphalt Maintenance to perform a less extensive repair on 350 square yards of road located at the intersection of Victoria Falls Cir and Kariba Lake Terrace.

We are truly thrilled to announce that the work is scheduled to begin on Saturday, January 15th, 2022. On that day, Asphalt Maintenance is scheduled to mill the existing asphalt. It is yet not clear if they will be able to compact the base material while adding additional crushed concrete base the same day or if such work will conclude on Monday, January 17th, 2022, when they are scheduled to be on-site again to lay the new asphalt. What we do know, is that once Asphalt Maintenance concludes this project, all those who will drive and ride on the road will notice a significant difference.

With the above in mind, Asphalt Maintenance advised that besides the properties adjacent to the area, traffic should not be impacted by this work.

We wish to thank all in advance for their understanding and cooperation during the two days this project will take place.

Pool - Smiley Pool Services was on-site yesterday replacing the forty-four DE (diatomaceous earth) filter grids. As explained in the past, the DE filters are designed to capture very fine particles that would otherwise pass through the regular system. After some time, the accumulated dirt in the filter causes the water pressure to rise because of diminished water flow, which causes the pump to work less efficiently working harder to pump water and thus consuming more electricity. The before and after pictures below best emphasize that this work was long overdue.

Have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM
LakeRidge Falls Community Manager
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Tel: 941-360-1046