

# LakeRidge Falls

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4200 LakeRidge Blvd.  
Sarasota, FL 34243

11-18-2022

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

**Capital Contribution** – As you may know, the Board of Directors revisited the issue of capital contribution in recent months. After much deliberation on the issue, the Board of Directors voted during its August meeting to seek the approval of the membership, i.e., LakeRidge Falls’ homeowners, to amend Article IX of the Declaration allowing the Association the right to increase the capital contribution fee to new home buyers who buy into LakeRidge Falls by no more than five hundred dollars (\$500) during each given year while ensuring to exempt title transfers between spouses, children, and family trusts.

We are happy to announce that the participation rate was very impressive with over 300 homeowners casting their votes. During last week’s meeting, Dr. Paul Urbanick, LakeRidge Falls’ President, announced that the vote count was overwhelmingly supportive of the amendment with 303 homeowners casting a Yes vote while 11 homeowners casting a No vote. We want to take a moment and thank all LakeRidge Falls homeowners who took part in this democratic process, which emphasizes once again an amazing community spirit.

**Community Leadership** – As you are aware, LakeRidge Falls Community Association Inc is scheduled to hold its annual membership meeting on February 2<sup>nd</sup>, 2023. During the meeting, the membership is scheduled to elect two new directors from a list of potential candidates who asked to be considered for this leadership position.

If you see yourself as a qualified candidate for the Board of Directors, a potential committee member, and/or simply interested to learn more about leadership positions in the community, the 2023 Nomination Committee wishes to invite you to an informational meeting on November 28<sup>th</sup>, 2022, from 4 p.m. to 6 p.m., at the Association’s Clubhouse. In this informal mix & mingle gathering, former and current Board of Directors and Committee members will share some of their community leadership experiences, explain the community’s operations, and answer any questions that may arise.

If you have any questions about this matter or the informational meeting, can’t attend the meeting but still wish to learn more, or are simply unclear on this subject matter please contact the 2023 Nomination Committee at [Nomination@LakeRidgeFalls.Org](mailto:Nomination@LakeRidgeFalls.Org).

**Holiday Decorations** – This is a reminder that we are asking all who can help set up holiday decorations to please join us in this effort which will take place on Monday, November 28th, at 10 a.m. Decorating efforts will be limited to the inside of the clubhouse and will include hanging ornaments, tying ribbons, putting up wreaths, etc. So, no hard labor, no picking up heavy boxes, and/or no climbing on ladders. If you wish to be part of a group that makes a difference in our community, builds camaraderie and community spirit, assists in beautifying the amenities for the holiday season, and most importantly spread joy during this special time of

the year then please make sure to sign up on the signup sheet located at the clubhouse. Thank you in advance for your help!

**Automated External Defibrillator (AED)** – For those who may not be aware, the Association has two AED devices: one is located in the clubhouse hallway near the Fitness Center and the other in the club room where the billiards tables, computers, and library are located. For those who do not know, 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. Why do we bring this issue up? Well, two reasons.

First, please make sure to familiarize yourself with the location of these devices. After all, a defibrillator that is used within minutes of a sudden cardiac arrest can significantly increase the chances of survival. For this reason and others, the Buildings Committee is planning on holding a CPR and AED training session, or more depending on the demand, to be headed by the local Southern Manatee Fire & Rescue District (SMFR) station, in the next couple of months. If you are interested in participating in such training, please make sure to be on the look for the signup sheet.

The second reason we bring it up is that this week we performed some maintenance on these two devices. Every so often, we are required to replace the FRx pads, the pads that are placed on the patient's chest, even if they are not used. This is because they carry an expiration date to ensure that potential sudden cardiac arrest patients have the best chance of survival. While the order was placed in late June, we only received it this week. This was the result of a backorder issue by Philips, the manufacturer, of the FRx pads due to supply chain issues. Nevertheless, the pads were replaced, and the devices were checked for proper operation.

Please remember that the cabinets where the defibrillators are located should **NOT** be opened **UNLESS** it is an emergency. Please understand that once the door of an AED cabinet is opened the cabinet alarm will go off and an emergency signal will be sent to local EMT teams. We are sure no one would like to pay the bill for a false dispatch of an ambulance and a fire truck.

With the above in mind, and as always, have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM  
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