

# LakeRidge Falls

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4200 LakeRidge Blvd.  
Sarasota, FL 34243

02-10-2023


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

**2023 Board of Directors** – As reported last week, a new Board of Directors was elected following the Annual Meeting. The 2023 Board of Directors is composed of Mr. Bob Storc, Mr. Stewart Sutin, and Dr. Paul Urbanick, who continue serving their second year in office, joined by LTC (R) Lee. F Kitchen and the incumbent Mrs. Suzi Weinstein. Because of unforeseen reasons, the newly elected Board of Directors was unable to conduct the Organizational Meeting, which was scheduled to take place after the Annual Meeting. Therefore, this meeting took place today.

During today's Organizational Meeting, the new 2023 Board of Directors chose its officers. Dr. Urbanick was elected to continue to serve LakeRidge Falls as its President; LTC (R) Kitchen was elected as the new Vice President; Mr. Sutin was elected to continue and serve as the Treasurer; Mrs. Weinstein was once again elected as LakeRidge Falls' Secretary; and Mr. Storc is once again the Director at Large. I want to take this opportunity, and I am sure all will join me, in congratulating the new Board of Directors and wishing all a successful and productive year.

**Roofs Informational Forum** – This Monday, the Roof Task Force held its second informational forum session. This time around, the Roof Task Force hosted two local leading roofing companies. During this session, which once again had well over 100 attendees present in person or online and was narrated by Mr. Rod Hayden and Ms. Lori Klein, the Group's Co-Chairpersons, the companies offered valuable information and answered/addressed residents' questions/concerns. As before, please make sure to watch the recorded session if you were unable to attend the meeting as we are sure you will find it very interesting and most importantly informative. This is yet another great opportunity to thank the Board of Directors and the Roof Task Force for doing an amazing and professional job in bringing you this information.

To watch the meeting, please go to the Homeowner Portal under:

- Association Business
- Meeting Minutes
- Roof Task Force - Informational Forum Session
- View 
- View Meeting Minutes File

Then simply click on the Hyperlink Tile Selection or Guest Roofers.

With the above in mind, please mark your calendar for the two final Informational Forum meetings:

1. March 6<sup>th</sup> from 12 pm - 1:30 pm, meeting with the Association's attorney, responding to questions already sent to him and any additional questions.
2. April 10<sup>th</sup> from 2:30 pm - 4:00 pm, a meeting focused on implementation challenges and draft plan, final opportunity for questions to the Task Force before drafts are revised and submitted to the Board of Directors and the Architectural Review Board (ARB).

Your attendance is important as these sessions provide a great opportunity to greatly enrich your knowledge thus allowing you to be better prepared for the future roof replacement project.

**Pool & Spa** – The Association pool and spa is one of the best amenities, not to say a major attraction, in Florida. How do we know that? Well, there is no other explanation for why Murphy, the notorious fellow from Murphy's Law, decides to sneak in only during weekends and after being caught to continue to stir the pot.

Here is what we are talking about. Last weekend, we received reports that the spa was not working. On Monday, Smiley Pool Services, the Association pool & spa maintenance company, inspected the matter. They concluded that the spa circulation pump was experiencing an electrical problem. Therefore, a call was made by Smiley Pool Services to a licensed and insured electrician. The following day, and after investigating the matter, the electrician recommended replacing the spa circulation motor. Because Murphy's motto is "anything that can go wrong will go wrong," we started to receive reports that the pool was too cool. Thereafter, a service call was placed with Symbiont Services, LakeRidge Falls' geothermal system maintenance company.

Back to the spa, on Wednesday Smiley Pool Services tech was on site with a new motor. However, Murphy was unwilling to surrender. Upon performing the repair, the tech noticed that the impeller was worn out causing the seal not to hold properly in its place. Therefore, a new impeller had to be ordered. Smiley Pool Services sent the tech once again yesterday, but Murphy is a tough cookie. After installing the new impeller, the auto float valve broke... Well, this part was replaced as well and after the chemical levels were adjusted we are happy to announce the spa is up and running again.



More good news came in this morning when Symbiont Services' lead technician was on-site. He discovered that the leading cooling/heating unit had a bad capacitor. As a result, the remaining units didn't get the appropriate water flow which is required for setting the water temperature to the desired level. Furthermore, he discovered that the coil of the second unit in the line froze. Nevertheless, before putting everyone to sleep with too many technical details, the tech replaced the capacitor, turned off and bypassed the frozen unit, and ensured the system was working. We are happy to say the pool temperature is reaching its desired level of 86 degrees.

Remember Murphy, you can only try, but will never succeed!

As always, have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM

LakeRidge Falls Community Manager

4200 LakeRidge Blvd.

Sarasota, FL 34243

Email: [propertymanager@lakeridgefalls.org](mailto:propertymanager@lakeridgefalls.org)

Tel: 941-360-1046