



ODED'S WEEKLY REPORT

12-19-2025

HOLIDAY WISHES – The holiday season is always a great time of year. My family and I want to emphasize once again how blessed we truly are. We wish to thank all of LakeRidge Falls' members and residents who by their grace put their trust in me and thus have allowed us to be part of this community for over a dozen years. Now more than ever, let us come together for the better good of the community and keep it the best place to live in all of Manatee and Sarasota Counties. With this in mind, have a very Merry Christmas, a Happy Hanukkah, and a Joyful Kwanzaa!!! I hope you have a beautiful, enjoyable, and most importantly, healthy holiday season!!!

MANATEE COUNTY SHERIFF'S PRESENTATION – In a continuous effort to improve the security and safety of LakeRidge Falls' residents, the Security Committee, with the blessing of the Board of Directors, invited Deputy Tom Kaczmarek from the Manatee County Sheriff's Office to discuss the topic of Home Security and Theft Prevention. For those who were unable to attend, the Security Committee made sure to record the presentation by Deputy Kaczmarek. Therefore, the Committee and the Board of Directors urge all residents and members to take a moment to watch this important presentation. Access to the presentation can be reached by clicking [here](#), email the office requesting a link, or by using this lengthy web address:

[https://us06web.zoom.us/rec/share/S8-dwdKlfkOuaLlzh2m-](https://us06web.zoom.us/rec/share/S8-dwdKlfkOuaLlzh2m-KP3E6npMTNz3uU_ACfMJVWHLBhRYNu3TOI_xAfEQqN92.4XCz2Pq10w71OWun)

[KP3E6npMTNz3uU_ACfMJVWHLBhRYNu3TOI_xAfEQqN92.4XCz2Pq10w71OWun](https://us06web.zoom.us/rec/share/S8-dwdKlfkOuaLlzh2m-KP3E6npMTNz3uU_ACfMJVWHLBhRYNu3TOI_xAfEQqN92.4XCz2Pq10w71OWun) Passcode: a4Ug4#HX

Thank you for your attention and cooperation to this important matter.

SMALLER GARBAGE BIN – As most know, Manatee County provided all residents with a new 96-gallon bin to be used for garbage. As all experienced since then, this large bin may too bulky and heavy. For others, it is simply to big as they do not produce enough waste to support the usage of a 96-gallon bin. If you may also recall, we shared that thanks to information provided to us by Ms. Jo Mooy, a long-time member of the community, residents may now request a 64-gallon garbage bin by submitting a service request on their Customer Self Service portal at mymanatee.org/css. Please note that Manatee County advised that the deliveries of smaller bins will start the week of January 5, 2026.

COMMITTEE SIGN-UP – This is a reminder that the committee sign-up sheets are now available in the Clubhouse. If you wish to be considered for any given committee, please write down your name on the sign-up sheet for the committee or committees you are interested in. In addition to the Hurricane Preparedness Group, the available committees are the Architectural Review Board, Budget, Buildings, Community Relation, Landscaping, Pool, Roads & Grounds, and Security Committees. With this in mind, please find on the next page a short recap of the Association's Committee Structure Policy, which is also posted on the Association's website and portal. The Board of Directors encourages homeowners and residents to join the different committees as it provides a feeling of ownership and is a great opportunity for you to become active and involved within the LakeRidge Falls community as committees play a vital role in the operation of LakeRidge Falls.

ODED'S WEEKLY REPORT

12-19-2025

COMMITTEE STRUCTURE POLICY

APPROVED: 08/17/2023

Committees play a vital role in the operation of the LakeRidge Falls Community Association Inc. As such, members and residents are encouraged to play a part in the operation of the community by serving on various committees of interest to them. Article V, Committees, of LakeRidge Falls' By-Laws, states "the Board of Directors may create committees as it deems appropriate to perform such tasks and to serve for such periods as the Board of Directors may designate by resolution."

The following committees are presently established as standing committees:

- Architectural Review Board (ARB) – guided by Article V, Architecture and Landscaping, 5.2 Architectural Review, and ARB Procedures for Electing Members.
- Budget
- Buildings
- Community Relations (CRC)
- Landscape
- Pool
- Roads & Grounds
- Security

Committees shall serve at the pleasure of the Board of Directors in an advisory role. The committees shall also assist the Board of Directors in establishing policies and researching areas of interest.

Committees shall exercise only such authority as granted by Board resolution. The Board may or may not elect to follow a committee's advice on any matter. Committees may not act without specific Board authority and may not bind the Association contractually or financially. For this purpose, mission statements were drafted and approved by the various Board of Directors.

Committees are formed each year in February. Starting in December, interested members and residents may volunteer and complete the sign-up sheet regarding experience as appropriate with a committee's function.

At its first organizational meeting, the new Board of Directors shall appoint at least one Board member to act as liaison to each committee for the purpose of advising and guiding the committee. The Board of Directors may review the composition of each committee for membership assignment.

Once established and approved by the Board of Directors, the liaison will call the first committee meeting to order. It is thereafter the duty of the members of the committee to elect a chairperson

PAGE 1

Continued to page 2

COMMITTEE STRUCTURE POLICY

APPROVED: 08/17/2023

from their ranks and to establish a regular meeting date and time. The liaison will coordinate communication with the board and assist the chair as needed. The Board of Directors reserves the right to establish and amend general guidelines for committees as it sees fit. The current general guidelines for committees:

- Committees may be assigned projects, research, and/or tasks by the Board of Directors.
- Committees will seek approval from the Board of Directors to address projects/problems they identify before proceeding to do so.
- Committee members are forbidden from maintaining and/or attempting to maintain any area in which the Association has or assumed maintenance and other responsibilities.
- Committees are responsible for oversight of areas consistent with their mission/goals.
- Committees should recommend "not to exceed" dollar amounts for suggested projects.
- Committees may establish Task Forces as they deem necessary to assist in assigned research.
- Committee recommendations for project funding shall: (1) be shared with the community by means of an open workshop hosted by the Budget Committee and then (2) submitted to the Board of Directors for consideration of conditional approval subject to its review and approval of the final budget.
- Committees will not enter into any contract with a vendor or company.
- Committees' meetings shall be made available to members and residents on at least one web-hosted service, such as Go-To-Meeting or Zoom.

PAGE 2

OFFICE CLOSED – Please note that LakeRidge Falls offices will be on Thursday, December 25th. We will open again on Friday, December 26th. Please also note, that if you experience a situation that falls under the scope of responsibility of the Association and which requires our assistance during the time the offices are closed, please call our "Emergency Only" line at 941-444-7090.

MERRY CHRISTMAS

Have a quiet and safe weekend,

Oded Neeman - LakeRidge Falls Community Manager

