

ODED'S WEEKLY REPORT

01-02-2026

2026 ANNUAL MEETING - Starting next week, you should start receiving in the mail the Second Notice of the Annual Meeting of the Membership and Election to the Board of Directors. For those who may not be aware, one of the main purposes of the annual meeting, as the name may indicate, is to elect new directors to the Board of Directors. As in previous years, the meeting will take place on the first Thursday in February at 7:00 p.m. The Annual Meeting will be conducted in-person and virtually:

LakeRidge Falls' Clubhouse, located at **4200 LakeRidge Blvd, Sarasota, FL 34243**,
and on

Zoom Meeting, Meeting ID: 862 4992 6064, Passcode: 555555
+13052241968, 86249926064#, *555555# US
+13092053325, 86249926064#, *555555# US

The terms of elected Mr. David Danilowitz, Ms. Dorie Parsons, and Mrs. Diane Pezzimenti will expire at the Annual Meeting. Six (6) individuals, Mr. Jerry Brantley, Mrs. Linda Cowett, Mr. David Danilowitz, Mr. Wayne Johnson, Ms. Lori Klein, and Mr. Bernard (Bernie) Pezzimenti have submitted their Notice of Candidacy to become candidates for election. This year, there are THREE (3) openings for a two-year term and ONE (1) opening for a one-year term. The three candidates who will gain the most votes will be elected for the two year-terms while the candidate who will finish thereafter will serve for a one-year term. Nominations for write-in candidates will be accepted from the floor at the meeting.

IF YOU PLAN TO ATTEND THE ANNUAL MEETING IN PERSON:

- You will need to register when coming to the annual meeting.
- After you register, you will be handed the Ballot for the Election of the Board of Directors.
- Please do NOT complete the Ballot for the Election of the Board of Directors until instructed to do so at the meeting since additional candidates for the Board may be nominated from the floor.
- Once the Election of Directors is called for, mark your Ballot with an X or other clear mark.
- **Please remember to vote for no more than four (4) candidates or your ballot will be invalidated.** After marking your choice, hand the ballot to one of the Election Inspectors.
- Because the Grand Salon's setting capacity is 90 people, members may be directed to other rooms in the Clubhouse.

IF YOU PLAN TO ATTEND THE ANNUAL MEETING ONLINE OR BY PHONE:

- Because electing nominations from virtual participants is administratively challenging, it is required that you:
 - PLEASE MAKE SURE TO TURN IN A PROXY FORM AHEAD OF THE MEETING
- When signing in to the meeting, make sure to type your full name.
- 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.

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- **NOTE** - 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 and portal.
- The Annual Meeting will be recorded.

IF YOU DO NOT PLAN TO BE PRESENT:

- Please take a moment to fill out the enclosed Proxy Form and
 - mail it to LakeRidge Falls, Attention: Oded Neeman, 4200 LakeRidge Blvd, Sarasota, FL 34243, or
 - scan and email it to PropertyManager@LakeRidgeFalls.Org
- An envelope for mailing the Proxy Form is included as part of this mailing. Proxies can also be hand-delivered to the LakeRidge Falls office. The Proxy Form is used to establish a quorum of owners so that business can be conducted at the Annual Meeting. You must submit your Proxy Form if you cannot, think you may not be able to attend the Annual Meeting, or plan on attending the meeting online or by phone. If you designate a specific individual as your proxy, please be sure he or she will be in attendance at the Annual Meeting. If you do not assign a specific individual as your proxy, the President of the Association will cast your vote as indicated on your proxy.
- If you submit your proxy and then decide you can attend the meeting in person you will be able to withdraw your proxy at the meeting and participate as described before.

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

MEET THE CANDIDATES NIGHT – As last year, the Community Relations Committee (CRC) has graciously agreed to host the Meet the Candidate Night on Wednesday, January 14th, at 6:30 PM at Grand Salon and on Zoom Meeting, Meeting ID: 829 7083 0469, Passcode: 181818, Phone: +13052241968, 82970830469#,*181818# US or +13092053325, 82970830469#, *181818# US. The event is an outstanding opportunity for members of this Association to get to know their candidates and present them with questions. The CRC asks that you please submit your questions via email to me or place them in the "Meet the Candidates" Question Box in the clubhouse lobby by no later than Monday, January 12th.

With this in mind, please take a moment to read the following message from the CRC: "Voting for the members of the LakeRidge Falls Board of Directors is an important responsibility of all LRF homeowners. So that you can make informed decisions, the Community Relations Committee is hosting a "Meet the Candidates Night". All candidates will have an opportunity to introduce themselves to you and address concerns such as: What are their qualifications and experience to serve on the Board? What are their positions on issues facing our community now and in the future? Who will best represent me and my interests in LakeRidge Falls? Homeowner questions submitted in writing prior to the event will be answered by the candidates. Light refreshments will be served during the 15-minute break in the program. Be an engaged, informed resident. Submit your question today. Remember, a question unasked remains unanswered!"

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SERVICE AREAS – A couple of months ago, if we may recall, we reported in great detail about this subject matter. Just in case you don't, here is a short recap. Pond shoreline erosion is a significant concern to many homeowner association communities in Florida. In general, pond banks that are collapsing create a hazardous environment, pose a liability concern, reduce property values, and mainly impact the Association's stormwater runoff capacity. Regarding the latest, this means that the effectiveness of the stormwater system to prevent flooding and filter pollutants from heavy rains. In other words, ponds with significant erosion issues may lead to an overwhelming drainage system, thus causing floods and more erosion.

To better address this alarming reality, the Association had two options. One was to uphold the Association's governing documents, which hold the homeowners responsible for the repairs on their Lots and adjusting properties/common areas. The other option, which proved itself in the past, was for the Association to establish service areas in which the Association assumes the responsibility for addressing the pond erosion repairs. The Association's governing documents define a service area as "[a] group of Lots designated as a separate Service Area... receiving other benefits or services from the Association which are not provided to all Lots." The Association has chosen the second option.

Therefore, a resolution was passed in October of last year to establish thirteen (13) new service areas that encompass 308 Lots in the community, which were added to the service area that was established in 2022 and encompassed 16 Lots. Therefore, the 324 homeowners, whose property in one way or another faces a pond, no longer need to worry about having their home turned into a beachfront property.

There are three advantages to this approach. First, uniformity. It ensures a consistent and professional approach to erosion mitigation across all affected properties. Secondly, safety. The work of privately hired vendors may vary in quality and effectiveness. Thirdly, economies of scale. The negotiating influence of a large entity is more powerful than individual homeowners. Finally, peace of mind. The identified 324 Lot homeowners are no longer burdened with issues that may impact their property values or the significant costs associated with such major repairs.

With this in mind, we are happy to announce that work is scheduled for next week all around Pond 11 and along 500 Linear Feet of Pond 3, as marked in the attached picture below. This will be a great time to remind all to please stay clear of these designated work areas for your safety and the safety of the contractors. Please avoid walking near equipment, materials, or barricaded sections until the project is completed and the areas are reopened. Your cooperation is greatly appreciated as we work to improve the community.

This is a great time to mention that I, Oded Neeman, Pinnacle's Community Association Manager assigned to LakeRidge Falls Community Association Inc., am a partial owner of PondTech Solutions LLC, the company hired to perform the work mentioned above. It should be noted that the Board Directors have overcome the possible conflict of interest by following the directives outlined in Florida Statutes Section 468.4335.

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LAKERIDGE FALLS - SERVICE AREAS



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SEE SOMETHING, SAY SOMETHING - The Security Committee kindly reminds all residents to stay vigilant and report any suspicious activity they observe in the community. If you see something unusual or concerning, say something by reporting any suspicious activity to the Manatee County Sheriff's Department on its non-emergency line at 941-747-3011, or in case of immediate assistance, at 911. Being proactive helps keep LakeRidge Falls a safe and welcoming community for everyone. Your assistance is highly appreciated, and thank you in advance for your attention to this important matter.



SEE SOMETHING, SAY SOMETHING!

WE ALL MUST TAKE A PROACTIVE ROLE BY REPORTING ANY SUSPICIOUS ACTIVITY TO THE MANATEE COUNTY SHERIFF'S DEPARTMENT ON ITS NON-EMERGENCY LINE AT 941-747-3011, OR IN CASE OF IMMEDIATE ASSISTANCE, AT 911. THANK YOU!

REPORT SUSPICIOUS ACTIVITY!

LAKERIDGE FALLS SECURITY COMMITTEE

Have a quiet and safe weekend,

Oded Neeman - LakeRidge Falls Community Manager