

# ODED'S WEEKLY REPORT

01-30-2026

**2026 ELECTION** – Don't forget, the Annual Meeting of the Membership and Election to the Board of Directors is next week, Thursday, February 5<sup>th</sup>, at 7:00 p.m., and as the name may indicate, its main purpose is to elect new directors to the Board of Directors.

The Annual Meeting will be conducted in-person and virtually:

- LakeRidge Falls' Clubhouse which is located at 4200 LakeRidge Blvd, Sarasota, FL 34243, and on
- Zoom Meeting, Meeting ID: 862 4992 6064, Passcode: 555555

## IF YOU PLAN TO ATTEND THE ANNUAL MEETING IN PERSON:

- You will need to register when coming to the annual meeting.
  - REGISTRATION STARTS AT 6:30 PM
- 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:

- PLEASE MAKE SURE TO TURN IN A PROXY FORM AHEAD OF THE MEETING
- When signing into 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.
  - NOTE - the Association reserves the right to remove participants during the meeting if it does not or cannot verify the participant's phone number.

## IF YOU DO NOT PLAN TO BE PRESENT:

- Please take a moment to fill out the Proxy Form.
- Proxies can also be hand-delivered to the LakeRidge Falls office.
- 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.

## IF DID NOT PLAN TO ATTEND THE ANNUAL MEETING, BUT THEN DECIDED TO ATTEND IN PERSON:

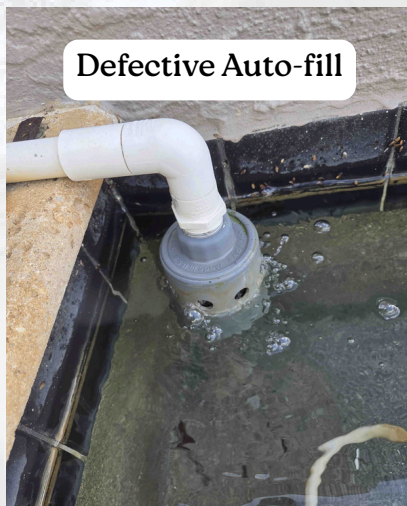
- Please make sure to advised when registering for the meeting.
- Your Proxy Form will be revoked, and you will be handed the BALLOT for the ELECTION OF THE BOARD OF DIRECTORS.

See you on Thursday!

# ODED'S WEEKLY REPORT

01-30-2026

**WATERFALL** - A recent water bill indicated a large consumption of water. After further review, it was determined that the autofill, the mechanism that ensures the waterfall has the proper water levels, is not operating accurately. As a result, the waterfall basin was getting filled with water more often than needed. PoolWerx, the Association waterfall and pool maintenance company, was on-site this week to replace the faulty device with a new one.



**BRIGHTVIEW LANDSCAPE** - We were informed a couple of weeks ago that Mr. Philippe Guislain, who was appointed last year as BrightView Landscape Account Manager for LakeRidge Falls, has left the company. While they hoped to have a replacement by now, unfortunately, Mr. Jake Rhines, BrightView Landscape Services' Branch Manager, and Mr. Nick Crutcher, BrightView Landscape Services' Design Build Manager, have advised they are still hunting for a suitable replacement. While day to day operations should not be affected, i.e., mowing and pruning, executions of service requests may be delayed. Nevertheless, if you have any landscape-related concerns or service requests, please still submit them to us. We will attempt to address requests as soon as possible and appreciate your understanding as we navigate this transition period.

**POND EROSION** - There is much to report on this subject matter, and we promise to provide much more information in the next couple of weeks, but for now, we are more than happy to report that the work around Ponds 3, 11, 12, and 14 has been concluded! While the work is completed, it will take a few more weeks for the 22,000 sqft of newly installed sod to fully be established. As such, we kindly ask that residents avoid walking in these areas for at least two-three more weeks. With that said, here are a few more pictures from the project.





# ODED'S WEEKLY REPORT

01-30-2026



Disclosure: 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.

Have a quiet and safe weekend, Oded Neeman, LakeRidge Falls Community Manager