

ODED'S WEEKLY REPORT

02-06-2026

2026 ANNUAL MEMBERSHIP MEETING – The LakeRidge Falls family, once again, showcased its remarkable community spirit and engagement during the Annual Membership Meeting. This was demonstrated by the impressive attendance of approximately 250 members, present either in person or by proxy, who displayed a strong sense of involvement and commitment that defines this beautiful Association. But before we continue to report on the meeting and its results, this is a great opportunity to extend our sincere gratitude to Mrs. Nancy Blair, Mrs. Maria Sproul-Cummings, Ms. Mitch Matte, and Mrs. Barbara Russo for their outstanding work in welcoming and admitting the large number of members who attended the meeting in person.

The main event of the evening was the election of a new Board of Directors. This year, there were four openings: three openings for a two-year term and one opening for a one-year term. After a lengthy and amazing job of the Inspectors of Election, which we will discuss in a second, the three new Directors who gained the most votes, and therefore will serve a two year-term, were Ms. Lori Klein, Mr. Wayne Johnson and Mr. Jerry Brantley. The Director who gained the most after these three was Mrs. Linda Cowett, who will serve a one-year term. The remaining seat will be filled by Mr. Rod Hayden, who will continue to his second year in office. On behalf of the community, congratulations to the newly elected Board of Directors, and may it be a successful and productive year.

Back to the Inspectors of Election, The Annual Membership Meeting's success was due in no small part to the diligence and professionalism of the Inspectors of Election, who were appointed by the membership to oversee and conduct the vote counting process. They were Mrs. Nancy Blair, Mrs. Maria Sproul-Cummings, Ms. Mitch Matte, Mrs. Barbara Russo, Mr. Jim DuGranrut, Mr. Joe Stanley, Mr. Ray Weigand, Mrs. Jan Wright, Ms. Ann Marie Locascio, and Marie Avery-Withers. We sincerely thank each Inspector for their hard work and careful attention to detail during this important event.

Following the Annual Meeting, an organizational meeting took place in which the newly elected Board of Directors chose its officers. Mr. Hayden was elected to continue to serve as LakeRidge Falls' President; Mr. Johnson was elected as the Association's new Vice President; Mr. Brantley was elected to serve as the Association's Treasurer; Ms. Klein was elected as the new Association's Secretary; and Mrs. Cowett was chosen to be Director at Large. We are sure all will join us in congratulating the newly elected Board of Directors and wish all a successful and productive year.

As a final note, I would like to take this opportunity to extend my heartfelt gratitude to Mrs. Diane Pezzimenti for her exceptional service over the past two years in serving this community. Her passion, commitment to teamwork, strong leadership, and outstanding financial skills have benefited the Association in countless ways. I would also like to express sincere appreciation to all the dedicated members of the various committees who completed their terms this year. Their efforts have contributed to what has proven to be a truly productive year for the Association. It has been a genuine pleasure collaborating with each of you over the past year, and I am confident that all members of the Association recognize and value the long hours you have devoted and your unwavering dedication to service.

ODED'S WEEKLY REPORT

02-06-2026

FREEZE AND LANDSCAPING – It was very cold in this area in the past few days. So cold that a former member of the community, Mr. Marty Collins, told us he had to open his fridge to get warm. If you don't believe us, just take a look at the frost coatings on the roofs and grass in the pictures below. On a serious note, the cold temperatures experienced during the nights have impacted some of the Association's grounds. More specifically, the grass. Here is how

**Frost on a roof and sod on
Cascade Falls Dr**



**Frost on the sod near the
Waterfall**



**Zoom on the frost on the
grass near the Clubhouse**



LakeRidge Falls, like most communities, has several types of grasses, such as Saint Augustine, Bermudagrass, and Bahiagrass. While St. Augustine is more adaptable to cold weather, the Bermudagrass and Bahiagrass tend to go dormant when the temperature drops. This is mainly due to their natural survival mechanism, which is designed to conserve energy during harsh conditions. In practicality, what going dormant means is that these types of grass will turn brown, leading some to believe that the grass is dead or at minimum not being irrigated adequately. However, please note this is not the case. The University of Florida states that “this is a normal part of your lawn's winter dormancy.” Therefore, please don't be alarmed. All these areas should green up as soon as the nighttime temperatures get above 55 degrees. Or in other words, it should become green again during springtime.

On a related matter, freezing temperatures have the same effect on some plant materials, such as crotons, for example. Following a freeze, some plant materials may lose their foliage or simply turn brown. However, as the University of Florida determines, “while it may be ugly, the wilted, brown, and dead plant material associated with frost or freeze damage protects the rest of the plant that is still living.” As with Bermudagrass and Bahiagrass, this is simply a natural survival mechanism of such plants designed to conserve energy. Therefore, we ask that you please not prune or cut what you believe to be damaged plants in your front yards. We can ensure that, come springtime, most plant materials should recover.

IRRIGATION STATION – On a related matter, the following is a great example of how two committees that collaborate in performing work and research can save the Association thousands of dollars. Knowing that each tangible asset has a life expectancy of x number of years, the Roads & Grounds (R&G) Committee and Budget Committee collaborated in planning for the day the irrigation station, which is a vital component in ensuring the Association's grounds are as beautiful as they are, may reach its useful life. Their goal was

ODED'S WEEKLY REPORT

02-06-2026

to ensure that just before this day, the Association would have a plan and the funds to act. Thus, ensuring flawless operation by minimizing disruptions and maintaining the Association's high standards.

Not to bore everyone with all the details of the work and research that took place six years ago, the bottom line of this article is to inform everyone that the entire irrigation station was upgraded recently without interruptions and without breaking the budget. Rather than opting for a complete replacement of the irrigation station, which would have been a far more expensive endeavor, Water Equipment Technologies of Southwest Florida (WET), the Association's irrigation station and waterfall pump equipment maintenance company, was able to upgrade the system by replacing all essential parts, such as the Variable Frequency Drives (VFD), motors, seals, pistons, and gaskets, and adding a couple of improvement such as a pressure tank, which should eliminate fluctuations in water pressure. While a couple more items need to be replaced, such as a rusty electric panel cover, we are happy to say the outcomes are very satisfactory.



POND EROSION – As promised, here are more in depth detail of the pond work that took place recently. A quick recap, the Board of Directors established in 2017 a Long-Term Pond Working Group (PWG). The PWG goal was “to study and make recommendations for remediation of current erosion problems as well as a long-term plan to stabilize and or minimize future erosion in our stormwater drainage ponds.” It took the group a few years to conclude its work, and in 2020, it produced a comprehensive, well-documented, and professional report.

Following on that report, the R&G Committee established a crew by the name of the Ponds Crew. In general, the Crew's task was to survey the Association ponds, identify erosions and other issues that may impact the structural integrity of the ponds, and measure the extent of the erosions along the edges of the ponds. Once concluded, the Ponds Crew was to issue a report to the Board of Directors, which would share the information and data collected, provide possible explanations for erosion causes, and recommend solutions to address issues discovered. After months of physically inspecting, measuring, and documenting the ponds, the Crew submitted to the Board of Directors an impressive 135-page report of its findings and conclusions.

ODED'S WEEKLY REPORT

02-06-2026

It will be impossible to go through the entire 135 pages, but we will attempt to bring one highlight from each area where work took place.

Pond #3

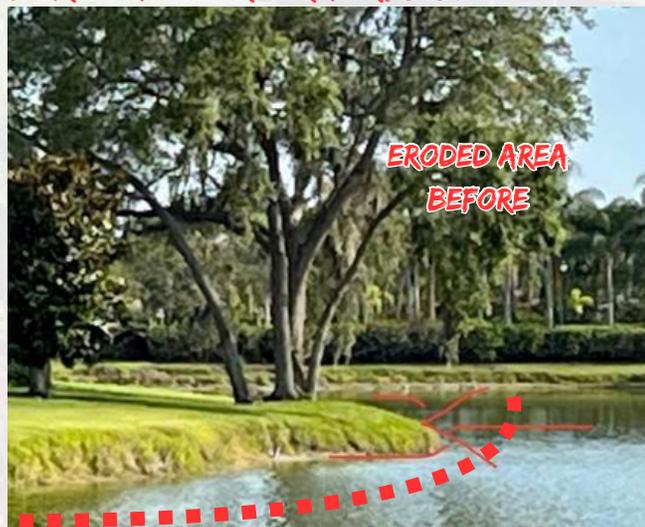
The report states that “[c]ontinuing up the east side of the pond along the rear of the villas on Victoria Falls Circle it is clear that the unburied downspouts are causing washout cuts along the bank. Victoria Falls has 10 buildings up this side with two units apiece, for a total of 20 units... Aside from the erosion directly observed caused by the pipes, there is an average of 9”-13” undercut to the bank, similar to what we observed along the south bank. The bank here is probably going to start collapsing shortly like the southern shore... Again, it was noted the short backyards in this particular area. One large tree at the rear of 8119 evidenced a 30-inch void below the surface as did a tree similarly situated along Kariba.”

To address the issues along the 500 ft starting from the southeast corner of Pond 3 going north, over 1,200 linear feet of PondTech Planks, 50 coir logs, 50 cubic yards of soil, and 6,000 square feet of sod were used.

SOURCE - POND CREW REPORT 2023



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ODED'S WEEKLY REPORT

02-06-2026



ODED'S WEEKLY REPORT

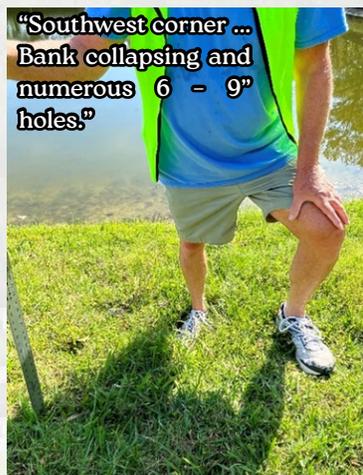
02-06-2026

Pond #11

The report states that “[t]he lower east side and south side of this pond show serious ongoing erosion from berm run-off, as well as wall settlement inside the pond itself. Erosion from the berm appears to begin to wash out and/or undermine the concrete walkway in spots. In November 2020, rebar was driven into the bottom of this pond at a location off the south side of this pond to measure erosion going forward. The rebar was inserted 24 inches from the lip of the pond edge. On current inspection, the distance measured 38 inches from the same two spots.”

To address the issues reported along the entire pond, over 4,200 linear feet of PondTech Planks, 140 coir logs, 150 cubic yards of soil, and 16,000 square feet of sod were used.

SOURCE - POND CREW REPORT 2023



SOURCE - POND CREW REPORT 2023



ODED'S WEEKLY REPORT

02-06-2026



**REPAIRED AREA
AFTER - 2026**

ODED'S WEEKLY REPORT

02-06-2026

Ponds #12

The report states regarding the area along pond 12 where the work took place that it has a "10" deep by 5' wide swale." The picture below emphasizes it best.

To address this issue, over 30 linear feet of PondTech Planks, one coir log, 5 cubic yards of soil, and 200 square feet of sod were used.



Ponds #14

The report states regarding the areas where the work took place that "[t]he lawn area also looks as if it's been dug up and there are numerous ankle-deep holes (L). 8 to 15ft swale between the homes (R). Cut in the bank between.... And swale between the houses (bottom)."

To address the two issues, over 65 linear feet of PondTech Planks, three coir logs, 10 cubic yards of soil, and 400 square feet of sod were used.



We hope you find the more detailed information and pictures interesting, as they are a great testimony of a lot of work and effort that took place in recent years.

ODED'S WEEKLY REPORT

02-06-2026

As requested last week, while the work is completed, it will take a few more weeks for the thousands of square feet 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. Thank you in advance for your attention and cooperation on this important matter.

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, warm, and safe weekend,
Oded Neeman, LakeRidge Falls Community Manager