

ODED'S WEEKLY REPORT

04-24-2026

MONUMENT WATERFALL SURVEY RESULTS - The Board would like to thank the many owners in the community who took the time to complete the entry waterfall survey. We received 220 separate responses out of a possible 399, representing 55% of our lots. That is an excellent response rate and reflects the high level of interest in the future of our Association.

We will be discussing the results, and the possible next steps, at our Board of Directors meeting on May 8, and want to share the results with you in advance. As expected, the results revealed very small margins. Of the 220 responses:

- 108 (49%) favored keeping the existing waterfall.
- 112 (51%) favored exploring possible alternatives to the current waterfall.

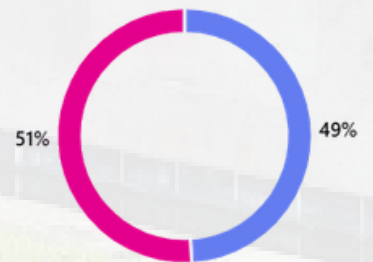
Because multiple selections were allowed for those choosing to explore alternatives, the 112 responses broke down as follows:

- 14 (9%) also chose keeping the existing waterfall.
- 32 (20%) wanted to explore a monument with a smaller waterfall.
- 59 (37%) selected a waterless monument with a lighted image or mural.
- 53 (34%) preferred exploring a waterless monument with traditional landscaping elements.

The Board appreciates everyone who participated and shared their perspective. Thank you for your continued interest and involvement in our community.

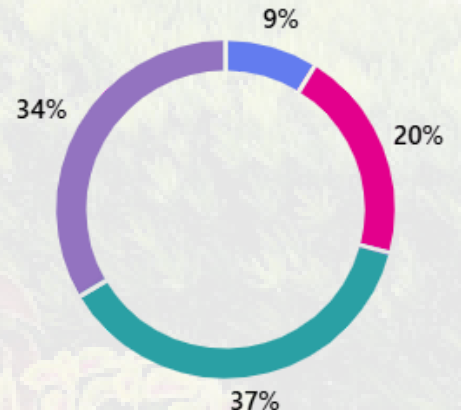
Which of the following best reflects your current view of the existing main entrance waterfall?

- a) I/We prefer to keep the existing waterfall. **108**
- b) I/We support exploring possible alternatives to the current waterfall. **112**



If alternatives were explored in the future, which options would you be open to consider?

- a.) To keep the existing waterfall operational - **14**
- b.) A monument which has a smaller waterfall feature - **32**
- c.) A waterless monument with a lighted waterfall image or mural - **59**
- d.) A waterless monument with traditional landscaping features - **53**



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WATERFALL MAINTENANCE – Staying on the same matter, please be advised that the waterfall will be turned off and drained next week for a routine quinquennial maintenance work. During this project, PoolWerx, the Association pool and waterfall maintenance company, will drain the waterfall, most likely on Tuesday, so Mr. Tamas Pataki, who needs no further introduction, could pressure clean and thereafter paint the walls where the water is cascading, i.e., not the entire structure, and the letters/logo. The waterfall is expected to be back in operation by Friday of next week. We apologize for any inconvenience this may cause and thank all for their understanding and support.

BACK EXIT GATE – As reported a few weeks back, residents experienced some delays leaving the community using the back exit gate located on Lockwood Ridge Rd. In general, vehicles that were attempting to exit following another vehicle saw the arm gates closing and would not open again until the vehicle approached the closer to the arm gates, backed up to reattempt exit, or simply waited for a long time until the gates reopened. Also, as reported, All Systems Go, the Association's new gate maintenance company, replaced some defective loops, loop detectors, and harnesses, tested the gates, and reported that the exit gates were running as expected.

Since then, however, a couple of the Security Committee members expressed valid concerns regarding the arm gates remaining open for too long. When addressed by this concern, All Systems Go advised that they set arm gates to remain open for six seconds to allow for a better flow of stack vehicles, which would prevent the arm gates from closing and not opening if a car does not enter the loop on time. Two options were presented to address the matter:

- a quick timer adjustment or
- a more involved change to the gate sequence.

After a report came in from a member of the community who witnessed a vehicle entering the community from the exit side, it was decided that an action would be warranted, sooner rather than later. Therefore, two representatives of the Security Committee met yesterday with a representative of All Systems Go. Once the meeting was concluded, they recommended that the Board of Directors choose the more practical option, i.e., change the gate sequence, which will allow the arm gates to close after each passing car.

Based on this recommendation, the Board of Directors requested that this adjustment work without delay. And indeed, All Systems Go was on-site this morning, reprogrammed the gate sequence in a way that the arms close right behind the vehicle exiting, and ensured that if the exit loop is triggered, the arms will stay up until cleared.

This is a great opportunity to thank the Security Committee and members of the community who, by being actively involved, assist in keeping the community safe and secure.

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PROVE YOU DON'T HAVE A SISTER – Last week, we published a short article titled “Have A Concern? Contact Us!” In it, we encouraged residents to direct concerns to us, mainly management, without delay, so we can ensure issues are resolved as quickly as possible. Today, we will look at another aspect of being proactive, the Association’s meetings and published information.

Growing up, humor and sarcasm were very common in attempting to deliver and/or explain a point or idea. One of the more popular ones was an idiom called “prove you don't have a sister!” Here is a made-up discussion to show how this idiom would be used.

A Friend: "Your sister really hurt me by calling me a goofball..."

Me: "But wait a second, I don't have a sister."

A Friend: "Yeah, whatever, but she still hurt me!"

Me: "But dude, I do NOT have a sister!"

A Friend: "Then prove it!"

That's the idiom. It's used sarcastically to point out how unfair and illogical it is to demand that someone prove something that doesn't exist or didn't happen.

In a community realm, we occasionally see concerns that are brought up that are based on assumptions and, as such, lack supporting information. Here is a general and made-up example. A resident who argues her Board is playing favorites with lawn maintenance, saying her neighbor’s grass looks perfect every week while hers does not. Here is another one. A resident who accuses the budget committee of increasing dues to renovate the community tennis courts, which are being enjoyed by a majority of the committee members. It goes without saying, but if such residents would only invest some time to read their Association landscape policies and reserve studies, maybe they would not make some of those false assumptions. You see, while everyone has the right to voice or raise a concern, making broad accusations without facts, such as assuming favoritism in operational and deferred maintenance, creates unnecessary tension and distracts from real solutions. Why? Because it is very hard to prove something that doesn't exist or didn't happen.

Therefore, we strongly encourage every resident to become more proactive in learning and understanding the way this homeowners' association operates. Attending Board and Committees meetings, whether in person or via Zoom, is one of the best ways to stay informed. Asking questions to understand to complexity of issues and projects is another good way to do so. Above all, familiarizing oneself with the Association’s Engage Portal, where a vast amount of the Association information is published, such as, but not limited to, meeting minutes, financial reports and audits, and maintenance reports, is the best way to avoid making assumptions.

Staying informed through these channels helps prevent misunderstandings. By attending meetings, requesting clarifications and explanations to concerns, and reviewing/studying Association published materials, we can ensure a strong and well-managed community, whose members and residents don’t need to prove they don’t have sisters, but rather show why it is the best place to live in both Manatee and Sarasota Counties.

Have a quiet and safe weekend,

Oded Neeman, LakeRidge Falls Community Manager