

ODED'S WEEKLY REPORT

06-05-2026

BOARD MEETING SCHEDULE CHANGE – Please note that next week's Board of Directors' meeting has been moved to Wednesday instead of taking place on Friday. Members are encouraged and more than welcome to attend the meeting in person or on Zoom. Actually, members, i.e., homeowners, are encouraged to participate in the meeting as it is their statutory right to **attend** and **speak** at board meetings under the Florida Statute and the Association governing documents. That said, the right to speak is not unlimited. Here is why.

Under Florida law and the Association governing documents, the Board of Directors can only make official decisions during duly noted meetings where a quorum is present. Because the board must make decisions to ensure the Association is operating efficiently and because such decisions can only take place in said meetings, the legislator recognized that there is a need to restrict members' comments. After all, and otherwise, meetings can drag for days, theoretically speaking, if members are allowed to speak on any topic they wish for as long as they desire. Therefore, the law empowers Boards of Directors to set reasonable rules to regulate the frequency, duration, and conduct of the comments.

For this reason, LakeRidge Falls adopted years ago a **policy** with a set of rules to govern members input during Board of Directors. Please, and again please, take a moment to read the set of rules:

PROCEDURES FOR MEMBER INPUT AT BOARD MEETINGS

In compliance with the requirements regarding member input at Board meetings contained in FL Statutes 720.303 (2) (b) the LRF has adopted the following procedures.

General Comments Regarding the Business of the Association:

At the beginning of each Board meeting following Call to Order and Notice of proper notification of the meeting the presiding officer will announce that member comments will be heard immediately following Board consideration of the minutes of previous meeting(s) and will invite any wanting to comment to sign up on the member comments sheet. The presiding officer will note that members will have the opportunity to comment on specific issues on the agenda as described below. Member's general comments must address Association matters and will be limited to three minutes.

Regular Order of Business and Comments on Specific Issues on the Board Agenda:

Regular order of business for discussing issues under Old Business or New Business: (1) Presiding officer introduces and summarizes issue (or invites responsible Board member to do so); General discussion among Board members of issue; Presiding officer invites input from the members (three minute rule); No member may comment a second time until all other members wishing to be heard have commented; there will be no "cross-talk" among members during the comments, all comments should be addressed to the Board; Presiding officer invites a Board member to propose a motion; Presiding officer invites any additional discussion among the Board; Presiding officer calls for the vote.

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Discipline and Order

In the event a member violates any of the above, then the presiding officer may declare the member out of order. With respect to a member who is out of order, the presiding officer may discipline, at the presiding officer's discretion, the member by using the following:

- a member may be warned without sanction,
- a member may be excluded from discussion on the item of business,
- a member may be excluded from discussion of all items of business,
- a member may be removed from the meeting.

A member who is declared out of order has the right to appeal the decision of the presiding officer. The board shall approve or deny the appeal by a majority vote. If a member refuses to comply with the disciplinary action, the presiding officer, with a duly made motion, reserves the right to end the meeting.

We hope you find the above informative and encourage, once again, all members to attend and participate in the meeting based on the approved procedures. Together, we can make sure LakeRidge Falls remains the best to live in within Manatee and Sarasota Counties

STORING ITEMS OUTSIDE THE HOUSE - NON-COMPLIANCE MATTER – Unfortunately, the issue of storing excess roof tiles outside the dwellings following roof replacement projects has resurfaced. As advised a couple of months ago, storing items outside the house, such as roof tiles, but not just, is a condition that violates Lakeridge Falls' ***Declaration of Covenants, Conditions, and Restrictions***, Exhibit C, Initial Restrictions and Rules, Section 2, Restrictive Activities, paragraph (v), highlighted and underlined added:

"The following activities are prohibited within the Community... Any construction, erection, placement, or modification of any structure or thing, permanently or temporarily, on the outside portions of the Lot, whether such portion is improved or unimproved, except in strict compliance with the provisions of Article V of the Declaration."

To avoid this unsightly condition, and to avoid receiving non-compliance notices, we kindly request all members who have replaced or are in the process of replacing their roofs to ensure no tiles are stored outside the homes. Besides the fact that they can get damage, it is unfair to your neighbors. Thanks in advance for your cooperation and understanding on this important matter.

WHAT IS POLICY? – The two articles above speaks about Polices and the Declaration of Covenants, Conditions, & Restrictions. That said, a question always arises regarding the difference between the two. A great question that requires a little bit of a lengthy answer. So please stay with us.

The Declaration of Covenants, Conditions, & Restrictions are the governing documents. Typically, they consist of (1) Declaration, (2) Articles of Incorporation, (3) By-laws, and finally (4) Rules and Regulations in a hierarchal order. Above all of these, there are Florida Statutes in general and 720 in particular.

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Now, and in super simple terms, the governing documents are core principles used by the members of a community to govern all aspects of the Association. These core principles, which are usually recorded in the county's public records, help in administering and maintaining a community through the understanding by members that they are legally binding covenants and restrictions. Therefore, any change to them would require a membership vote and/or proper notification.

While the governing documents provide a comprehensive framework for how the Association should operate, they often can't cover every single operational aspect or address potential scenarios that may arise. Consider this example using the first article of this report. The Association's governing documents, mainly the Declaration and Bylaws, state that members have the right to attend and speak at board meetings. However, they don't go into too many details, such as how long a member may speak, how a member may speak, how follow-up questions are presented, how to deal with out of order comments, etc. Therefore, the governing documents allow the Board of Directors to regulate such matters by adopting policies. Adopting such policies and/or procedures assists in setting clear guidelines equal to all members while avoiding selective enforcement and favoritism of some over others.

So in sum, the governing documents are the comprehensive framework, the Association's constitution, if you will, and the policies are the adopted operating rules and procedures to manage day-to-day operations.

This will be a great opportunity to direct you to the Association's website, click [here](#), to better familiarize yourself with the Association's various policies, procedures, and rules. We encourage all to take a moment and go over them. Keeping informed makes for a better and stronger community.

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