

ODED'S WEEKLY REPORT

08-28-2026

E-VOTING – In the next few days, some of you, 242 members, will receive a notice in the mail, and some already received a notice via email, 157 members, of the Board of Directors' September meeting. Attached to the notice, which is actually the agenda for the meeting, is a proposed resolution titled "RESOLUTION AUTHORIZING ELECTRONIC VOTING." So what is it all about?

Well, the Board of Directors is currently considering the approval of electronic voting as another method for members to exercise their right to participate in the Association's governing matters. In doing so, the Board of Directors hopes to capitalize on the benefits this voting method has to offer:

- **Convenience** – members can cast votes securely from a computer, tablet, or smartphone without needing to attend a meeting or mail a paper ballot.
- **Participation** – members' turnout should increase as roadblocks that are faced by those who travel, live abroad, and/or experience mobility limitations will be eliminated.
- **Time** – votes can be tallied quickly and with reduced risk of human error, which means less time sitting and counting votes during annual meetings.
- **Cost savings** – Less paper, printing, and mainly postage are required.

A point to be made. This is only an additional option for members to utilize to cast their vote. Not a replacement, but an addition. In other words, members who wish to cast their votes using paper ballots, proxies, and/or in person would still be able to do so.

That said, a question must be raised. Why does the legislature require a 14-day notice for something that is so procedural in nature? After all, would the Board be required to provide a 14-day notice if it would consider utilizing bright neon yellow mailing/proxy envelopes instead of the traditional white envelopes to catch members' attention, i.e., making them distinguishable from other mailings members may get?! Of course, not. Well, it will be easier for me to explain quantum mechanics than to attempt to explain the rationale behind decisions made by politicians. Nevertheless, and just because many politicians at times can be more interesting than black holes, here is what was found during a short research on the matter.

A quick Google search will reveal several reasons, such as transparency and participation rights. But yet, it fails to explain why a 14-day notice is warranted instead of a 48-hour notice. So with the help of some friends, the rationale, or maybe the explanation, was revealed, kind of... You see, when electronic voting was first introduced a decade ago in the law for both condominium and homeowner associations, it was somewhat of a groundbreaking idea... so it made sense that members had to get proper notice, aka time, to learn and understand the issue before a decision was considered by a Board of Directors.

Ten or so years later, however, the 14-day notice requirement regarding electronic voting was lifted for condominium associations but remained unchanged for homeowner associations. Why? For the same reason why pineapple is still a legitimate topping option on a pizza.

With this in mind please note that the Board of Directors will consider electronic voting during its September 11th meeting. If approved, it will be offered in addition to the current methods already available to residents. No member will be required to vote electronically if they don't consent to it. The goal is simply to give every owner more flexible ways to participate. That said, your Board of Directors always welcomes your input and therefore encourages all members to participate and voice their opinions. Thank you in advance for your attention to this matter.

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LANDSCAPE ENHANCEMENT ON LAKERIDGE BLVD – If you were around last Friday, it may have been very hard to miss the landscape work that took place along the Blvd. As part of the Long-Term Landscape Plan, BrightView Landscape, the Association's landscape maintenance company, was on-site enhancing three landscaping beds along LakeRidge Blvd near the clubhouse. Because we all love history, here is a short recap of this work.

Back in 2017, a Long-Term Landscape Group was established to develop “a long-range plan for the Community landscaping infrastructure.” That is, the Group was to create a long-vision landscape architecture design to achieve a unified environmental and aesthetic look for LakeRidge Falls' common landscape areas (i.e., as opposed to members' Lots). The Group's first task, thereafter, was to establish a core set of guidelines for its vision, which are:

- Establish a 10-Year-Plan;
- Use Florida Friendly and Tropical Plants;
- Utilize easy-to-maintain plant material;
- Create a Park-like Like Setting;
- Avoid Queen Palms while using more Foxtail and Pygmy Palms;
- Acknowledge that Oak Trees are here to stay;
- Follow the notion that Less is Better;
- Ensure the Tier Effect continues throughout.

Following the establishment of the plan's pillars, the Group went to work. Over four years, the Group worked closely with West Bay Landscape, which was later bought by BrightView Landscape, Architectural Landscape Designers, Account Managers, and Arborists on a detailed and comprehensive plan. Once concluded, the

Group presented its final report to the Board of Directors, which adopted it thereafter. This will be a good time to remind and encourage all residents to take a few minutes to read the full report, which is posted on the Association's website under the tab “Special Projects” and in the Association portal.

Back to the enhancement work performed last week, the Landscape Committee reviewed and thereafter recommended, and the Board of Directors accepted, to execute the three landscape beds mentioned above. That said, BrightView did an amazing job boosting the total appeal of the community. More importantly, it is yet another clear step toward where the Association wants to go while following a responsible fiscal approach.



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SECURITY CAMERAS/DOORBELLS – The following is a recommendation by the Security Committee, following the several Home Security & Theft Prevention presentations that were held at the clubhouse by the Manatee County Sheriff's Office. During these meetings, Manatee County Sheriff's Deputies encouraged attendees to consider installing security cameras, mainly visible ones, as a means of effectively deterring or preventing unwanted activities. While the Association can't provide such products and services, the committee felt it would be a disservice to encourage residents to install them without offering some sort of assistance/guidance. Therefore, after several months of research that intended to better familiarize themselves with the current products and services available to residential customers, the Security Committee is ready for this important endeavor.

So first, let's start with the obvious. The Security Committee encourages residents to consider installing camera doorbells and/or security cameras in accordance with the governing documents and Article 29 of the Architectural Guidelines:

Exterior-mounted security cameras are required to be accompanied by a sign conspicuously posted that clearly states that a video surveillance system has been installed for the purposes of security on the premises. The location, number, and color of such cameras shall be as inconspicuous as possible in the judgment of the ARB. Video doorbells can be installed without prior approval by the ARB as long as a security window sticker or sign is clearly displayed indicating the house is protected by an audio/video surveillance device.

Secondly, residents are encouraged to contact the Security Committee chairpersons, Mr. Guenter Lorenz and/or Mr. Dan Meintel, or me at **CamHelp@lakeridgefalls.org** with any questions or assistance. This includes assistance with understanding the Architectural Guidelines, filling out the Architectural Review Board (ARB) Form, sharing the information the committee obtained about the camera doorbells and/or security cameras, available service providers, etc.

Please note that neither the Association nor any of its representatives makes any representations, warranties, or endorsements regarding any specific products or services that may be available. Any information provided is offered solely as general guidance and shall not be construed as advice, a recommendation, or an official position of the Association.

Remember, together we can keep LakeRidge Falls safe. Thank you in advance for your attention and cooperation on this important matter.

And with this, have a quiet and safe weekend!

Oded Neeman, LakeRidge Falls Community Manager