

**The FOREST at RIDGEWOOD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 15th, 2020**



Minutes of the Board of Directors Meeting of The Forest at Ridgewood Homeowners Association, Davenport, Florida, held at the Pool House, 401 Boxwood Dr, in Davenport, Florida at 7:00 pm on the 15th day of January, 2020.

I. CALL TO ORDER

Ron Lapinski, Board Member/President called the meeting to order at 7:08 pm.

II. ROLL CALL OF OFFICERS

Present: Ron Lapinski, Mike Stump, Dave Yunker, Larry Bassett

Absent: Juri Zaslowski

Also Present: Charles Hopkins, Tony Muzzi, Frank Coverdale

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motion by Ron Lapinsky, seconded by Larry Bassett to approve the minutes of the last BOD meeting held September 30th, 2019 at 7:00 p.m., Motion Carried.

IV. Current Financial Condition.

Larry Bassett reported on the financial condition. As of December 31st, 2019:

a. Operating account (checking):	\$ 42,798.82
b. Reserve account (checking):	\$ 30.00
c. Cash on hand:	\$ 211.10

Motion by Larry Bassett, seconded by Mike Stump to approve the financial report through December 31st, 2020, Motion Carried

V. BOD Election (2) seats

Two of the five members of the BOD's terms of service are up as of 1/31/2020. Mike Stump has chosen to not run for re-election. Juri was not present at the meeting so unknown if he's re-running or not. If replacements for Mike and Juri cannot be found, the board will go from 5 members to 3.

Motion by Larry Bassett to reduce the board size from 5 members down to 3, motion passed with unanimous consent.

VI. New business

1. Several ideas were tossed around as far as property enhancements near the pool. Ideas introduced were a picnic pavilion and volleyball court. It was suggested that a survey be taken of the owners to determine what if any enhancements they would like to see so building costs and ongoing expenses can be determined. Finding out what the owners want and letting them know what the initial and ongoing costs will be are important.

2. A Forest garage sale is contemplated for February 22nd. Dave is working on the details (signage, etc.). More details to come.

3. The HOA bank account has been closed at the credit union and a new one has been established at Chase Bank. Banking at Chase should enhance the HOA's banking experience.

4. Replacing all mailboxes will be a very expensive proposition for the residents so that project is temporarily on hold while other issues are addressed.

5. The HOA website is a work in progress. More remains to be done.

6. The property at 411 Boxwood was discussed. It is unclear what the legal ownership status is at present so Mike Stump will reach out to a contact and see if he can get any details on legal ownership, mortgages outstanding, liens outstanding, and whether the property has been sold for

taxes as we suspect. If the informal search does not tell the BOD all it needs to know, Larry will explore getting an inexpensive title search to determine if it is in the Forest's interests to foreclose.

7. An updated list of violations and a formal procedure to inspect and cite property violations needs to be adopted to comply with new Florida law. The Florida law change requires an ownership board of at least 3 people (non BOD members/relatives) to cite violations. If the BOD can find 2 owners (and preferably more) who would serve on this committee, Mike Stump will consider being the 3rd. It is desirable that we have more than 3 so residents can rotate in this duty.

8. Efforts continue to find a new vendor to perform property maintenance on the Forest's common grounds.

Ron LaPinski made a motion to adjourn the meeting at 8:42pm. Seconded by Larry Bassett. Motion Carried.