

**The FOREST at RIDGEWOOD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 20th, 2021**

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 20th day of January, 2021.

I. CALL TO ORDER

Ron Lapinski, Board Member/President called the meeting to order at 7:02 pm.

II. ROLL CALL OF OFFICERS

Present: Ron Lapinski, Dave Yunker, Larry Bassett

Absent: None

Also Present: Charles Hopkins, Tony & Nancy Muzzi, Frank Coverdale, Phil Wenrich, Keith Laine, Dennis Rick, Andrew Thorell, Sam Trim, Jim Claar, Wendy Claar, and others.

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motion by Ron Lapinski, seconded by Larry Bassett to approve the minutes of the last BOD meeting held January 15th, 2020 at 7:00 p.m., Motion Carried.

IV. Current Financial Condition.

Larry Bassett reported on the financial condition. As of December 31st, 2020:

a. Operating account (checking):	\$ 22,693.58
b. Reserve account (checking):	\$ 27,518.00
c. Cash on hand:	\$ 760.10

V. BOD Election (1) seat

One (1) board member's (Dave Yunker) three-year term is expiring, but since nobody expressed interest in running for the open seat, according to our Founding Documents, the current officer will automatically retain his board seat for another three (3) year term. Dave Yunker agreed to continue on the board for the new term.

In the follow-up meeting "of the Board", the Board voted unanimously to retain Ron Lapinski as President, Dave Yunker as Vice-President, and Larry Bassett as Secretary/Treasurer.

VI. Old Business

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 (preferably more) that would serve on this committee, Mike Stump will consider being the 3rd. It is desirable that we have more than 3, so committee members can rotate duty.

UPDATE: We have the desired 3 volunteers, and the committee is now ready and functioning.

New business

1. Since this was the Annual Voting Meeting, no fixed agenda had been planned, but since our resident turnout was so high, we were able to quickly discuss touch on a variety of topics.

Ron LaPinski made a motion to adjourn the meeting at 8:22 pm. Seconded by Larry Bassett.
Motion Carried.

