



## **JEDI MANAGEMENT**

2906 BUSCH BLVD | TAMPA, FL 33614 | O: 689.204.2057

THE FOREST AT RIDGEWOOD HOMEOWNERS' ASSOCIATION, INC.

### Board Meeting Minutes

Date & Time: Thursday, December 5, 2024 at 5pm

Location: Video call link: <https://meet.google.com/tsh-bnmg-czt>

Or dial: (US) +1 402-735-0205 PIN: 279 446 121#

Verification of Quorum – David Walker and Timothy Najour both present

Call Meeting to Order at 5:09 PM

Verification of Meeting Posting – Meeting was posted at both community entrances and at the pool area

#### New Business:

- Mr. Najour motions to appoint Kevin Mack to the Board, Mr. Walker seconds that motion all in favor motion passes unanimously.
- Mr. Walker motions the approval and hiring of Jedi Management to be the association's CAM firm, Mr. Najour seconds that motion all in favor motion passes unanimously.
- Mr. Walker motions the approval of the addendum to the management agreement between Jedi Management and the association, Mr. Najour seconds that motion all in favor motion passes unanimously.
- Mr. Walker motions the approval and hiring of Bush Ross to be the legal counsel of the association, Mr. Najour seconds that motion all in favor motion passes unanimously.
- Board requested Jedi Management to obtain proposals for pool cleaning service, janitorial cleaning service, handyman services and landscaping services.
- Mr. Walker motions not to certify the recall process for the following reasons, Mr. Najour seconds that motion all in favor motion passes unanimously.
  - 1306 Golf Course Pkwy - "retain" boxes appear altered
  - 121 Spanish Moss Road - Vote marks appear digitally inserted
  - 123 Golf Course Pkwy - Vote marks appear digitally inserted
  - 816 Golf Course Pkwy - Vote marks appear digitally inserted
  - 1317 Golf Course Pkwy - Vote marks appear digitally inserted
  - 145 Boxwood Drive - Vote marks appear digitally inserted
  - 309 Boxwood Drive - Not signed by homeowner Richard Ramsden per deed (signed by Larry Basset); Vote marks appear digitally inserted
  - 234 Golf Course Pkwy - REVOKED by email
  - 1347 Golf Course Pkwy - Digital signature



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- 101 Spanish Moss Road - Wrong homeowner - owned by RL Land Development LLC - Unable to verify signature - does not match signature on deed
- 500 Golf Course Pkwy - Not signed by homeowner Salama Mohammad Siddiq per deed (signed by Nada Alsaloum)
- 131 Spanish Moss Road - Vote marks appear digitally inserted: digital signature
- 130 Sand Pine Lane - Not signed by homeowner Wayne Lamar Gandy per deed (signed by Bonnie Gandy)
- 131 Sand Pine Lane - Not signed by homeowner Min Ren or Honhmei Yu per deed (signed by someone with last name Giraldo)
- 928 Golf Course Pkwy - Wrong homeowner - owned by KAOZ Adventure, LLC per deed
- 1316 Golf Course Pkwy - Wrong homeowner - owned by Dukesfield Properties LTD per deed
- 1327 Golf Course Pkwy - Not signed by homeowner Daniel Nasereddine per deed (signed by Nada Alsaloum)
- 1408 Golf Course Pkwy - Digital signature; appears to be marked by someone other than signer due to different colored ink
- 1419 Golf Course Pkwy - Not signed by homeowner Margaret Sharkey or Kathleen Sharkey per deed (signed by a Peter (?) and Kate Sharkey)
- 1429 Golf Course Pkwy - Wrong homeowner name - owned by Two Taylor Ventures, LLC per deed - unable to verify signature - Sherman Taylor does not appear on deed or Sunbiz
- 227 Boxwood Drive - Appears pre-marked and/or marked by someone other than owner - different colored ink and "X" matches Larry Bassett's "X" on ballot
- 236 Boxwood Drive - Appears pre-marked and/or marked by someone other than owner - different colored ink - "X" doesn't match "X" in street name "X" matches the way Larry Bassett marks his "X"
- 237 Boxwood Drive - Appears pre-marked and/or marked by someone other than owner - different colored ink

Mr. Najour motioned to adjourn the Board meeting at 521 PM, Mr. Walker seconds that motion all in favor motion passes unanimously.