

# **RUBY LAKE HOA**

C/O Beacon Community Management

11000 Lemon Lake Blvd.

Ruby Lake, Orlando 32836

## **Board of Directors Meeting Minutes**

**July 7<sup>th</sup>, 2023**

- (1) CALL TO ORDER. Jakob called the meeting to order at 7:00 p.m.
- (2) DETERMINATION OF A QUORUM: Present were Board members- Alan, Alexis, Louis, Brett, and Russ. Also, present were Jakob Howe LCAM representing Beacon Community Management. Jakob announced that a quorum was present.
- (3) CONFIRMATION OF PROPER MEETING NOTICE. Jakob announced that the notice for this meeting was accomplished in accordance with Bylaw and statutory requirements.
- (4) Reports:
  - A. Committee Announcements:
    1. Social Committee
    2. Landscaping committee
    3. ARC Committee
  - B. Manager report- Jakob shared the report of all action items that were taken care of and updates on ongoing actions.
- (5) Continued business:
  - A. Envera Front Entrance Enhancement
    1. Update from Envera
      - I. There are growing pains while we get additional decals. All the remaining tenants have been registered.
      - II. Envera is currently down due to an outage and Envera will be coming to repair within the next few days.
      - III. The sticker reader wasn't working but the kiosk was working.
  - B. SHINEDECK – Increase U Turn Radius
    1. The areas are going to be turned into squares which will increase the area of the turn. They will be adding pavers to the area as well as a cheaper price.
  - C. Asphalt Restoration Project
    1. All the asphalt has been resurfaced. This helped create longevity on the roads. They will do the restriping for free.

2. They are going to schedule the pressure washing for the tracking tire marks from the fresh asphalt.
- D. Van Vliet Making Pool Leak Repairs on Red Rhino Report
  1. They fixed the pool leak. There were some underneath concrete issues. The big repairs were done and just wanted to follow up on some potential concerns.
- E. Brightview Landscape Proposals
  1. They are a larger company so they should have more landscapers on site compared to smaller companies.
  2. Sod was delivered and installed this week.
    - I. All the grass down Citrus has been replaced and they are working on the rest for free.
- F. Clubhouse Lock Upgrade
  1. Looking at changing the locks so you can use your smart phone to manage the locks. This way it's easier to track and control. \$4,000 estimate. Russ motioned; Alan seconded. All in favor, motion carried.

**(6) New Business:**

- A. HOA Tenant Application
  1. Beacon noticed that there's a lot of issues because tenants haven't tracked well. It is also in the governing documents. This will help give the community management company good records for tracking decals for the gate and communication to the community.

**(7) Open Forum-** Homeowners had 3 minutes on agenda items.

**(8) Call to Adjourn.** With no further business to discuss, Alan motioned to adjourn the meeting at 8:04pm. Seconded by Brett. With all in favor, the motion passed.

Respectfully submitted,  
Jakob Howe, LCAM