

RUBY LAKE HOA

C/O Beacon Community Management

11000 Lemon Lake Blvd.

Ruby Lake, Orlando 32836

Board of Directors Meeting Minutes

October 10th, 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. Elections/ Annual Meeting
 1. The board gets to choose what the date is. The notice is required to be 60 days. The board agreed to the annual meeting to be after November. Jakob checked to see if the budget meeting can be done at the same time as the annual meeting.
 - B. Asphalt Restoration Project with attorney.
 1. Asphalt Restoration to get back about the tracking on the sidewalks and road. They have been loose with their replies. The board wants Jakob to call again before getting a demand letter just to give them another chance.
 - C. Poor Sidewalk Cleaning
 1. Nuka did the work and charged a low price. The result was poor. See if they will go out and fix the lines.

D. Landscaping estimates

1. The board went through the estimates and discussed options for having leadership on-site.

E. Lake Maintenance and grass carp

1. \$5,331 approved by board. The carps are the bottom feeders that naturally maintain the grass. They eat their body weight every day.

(6) New Business:

A. On-site management menu options

1. Jakob provided options for on-site.

B. Renter and Owner background checks

1. The governing documents imply doing background checks of all the renters. Jakob is offering to do an overhaul to catch up on the record keeping.

(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 7:55pm. Seconded by Russ. With all in favor, the motion passed.

Respectfully submitted,
Jakob Howe, LCAM