

Ruby Lake HOA Board Meeting/ Annual Meeting

9100 Conroy-Windermere Rd. Suite 200
Windermere, FL 34786



Date: February 13th, 2024

Time: 7:00pm

Location: Ruby Lake Clubhouse
11000 Lemon Lake Blvd. Ruby Lake,
Orlando, FL 32836

Meeting Minutes

I. CALL TO ORDER & ESTABLISHMENT OF BOARD QUORUM: 7:29PM

A. Present: President, Alan; Treasurer, Louis; Vice President, Russ; Brett; Alexis

II. PROOF OF MEETING NOTICE: Board Member Meetings Set for every second Tuesday of the Month, Annual meeting notice sent 60 days in advance and again 14 days in advance. Florida Statute and Governing Documents requirement satisfied.

III. OLD BUSINESS:

A. Retaining Wall Near Entrance:

- The board discussed the retaining wall near the entrance, which poses a fall hazard.
- Consideration of installing a fence for safety purposes was discussed.
- The board is exploring lighter weight fence options to address the issue.

B. Landscaping:

- Management is closely monitoring the landscaping company to address specific areas of concern, such as weed control.
- A penalty system has been negotiated with Brightview for non-compliance with board requests within 2 weeks.
- Enhancement of landscaping includes the addition of nicer plants and regular mulch maintenance.

C. Envera Entrance:

- The main entrance barrier arms have been replaced.
- Issues with the gate have been addressed with Envera, with improved responsiveness from the company.
- Consideration of implementing RFID on the headlight for entrance security was suggested.

D. Clubhouse Landscape Lights:

- Berman's maintenance team is assigned to check and provide pricing for replacing

bulbs in the clubhouse landscape lights.

E. Pressure Washing:

- Approval granted for pressure washing by Pressure Guys to rectify issues created by a previous company, with a budget of \$4,000.
- Motion made by Alexis, seconded by Brett, and approved unanimously.

F. Midtown Master:

- Contact has been made with Midtown Master via attorney.
- Further communication with Midtown Master's attorney is recommended to seek responses.
- Inquiry suggested by Alexis regarding the possibility of recouping attorney fees from Midtown Master if legal action is necessary.

G. A/C Duct Cleaning:

- Determined to talk about this at a later date.

H. Tennis Court Usage:

- Damage to the tennis court from non-tennis activities discussed.
- Dents possibly caused by cricket activities were noted.

I. Additional Agenda Items:

- Dead tree requiring attention by Brightview.
- Consideration of installing a bench for the tennis court.
- Inquiry into installing more lights by OC, as some are obstructed by trees.
- Street signs in need of cleaning.

J. Adjournment:

- Motion to adjourn made by Alan at 8:28 PM.

IV. Annual Meeting:

A. Winners announced: Fabio and Lewis.

- Ceasar received 27 votes.
- Louis received 30 votes.
- Fabio received 28 votes.

Minutes Prepared by: Jakob Howe

Approved by:

Date Approved: Pending