

RUBY LAKE HOA

C/O Beacon Community Management

11000 Lemon Lake Blvd.

Ruby Lake, Orlando 32836

Board of Directors Meeting Minutes

March 12th, 2024

- (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, Lois, Fabio, and Lewis. 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 activities a success.
 2. Lake Doctors Fish in ponds is still pending.
 3. Landscaping committee-
 - Palm trees that are diseased to be removed near pool and clubhouse.
 4. ARC Committee confirmed that several ARC requests were submitted and are approved formally.
 - Jakob to bring a list of all ARC requests to each board meeting.
 - 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. Ductz Proposal
 - Proposal Approved. Alan motioned to approve, Alexis seconded, all in favor.
 - Contracts for HVAC are wanted by the board for the clubhouse.
 - B. Clubhouse Update on Maintenance Items
 - Pool pump station altered by someone and pool company fixed it.
 2. Benches
 - The board wanted more pricing for other estimates.

C. Gym Update

- The gym equipment has been fixed and maintained.
- Camilla, a homeowner, made a comment that a strap was broken. She is going to email this information to Jakob.

D. Brightview

1. Mulch

- Brightview agreed to finish placing mulch on the remaining homes that were not covered in the contract.

2. Weed Treatments

- Biweekly reports are being sent to Jakob to report the weed and fertilizer treatments.

3. Homeowner Installments and service requirements

- A reminder was stated to all homeowners that their own landscape installation is their own responsibility. All maintenance items for Brightview must be reported on Brightview connect and if they have not been taken care of by Brightview in two weeks, the homeowner is to contact Jakob.

E. Fountain Fix

1. Board voted to approve the \$14,000 estimate with five-year warranty with Lake Doctors. Alan proposed the motion, Louis seconded, all in favor.

F. Envera Sicu

- Jakob has access and will give access to the Board.

G. Midtown Masters:

1. Scott from Beacon suggests that the Ruby Lake Board vote to remove board members from the Midtown Masters board
2. Jakob detailed how to garner support from other associations to recall midtown masters board members.

(6) New Business:

A. Fine Process

- Fine process described and compliance/ violation report to be sent to the board.
- To be determined over email

(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 9:00pm. Seconded by Alexis. With all in favor, the motion passed.

Respectfully submitted,
Jakob Howe, LCAM