



Ridaught Landing Three Association Incorporated

950-23 Blanding Blvd, PMB #321, Orange Park, FL 32065

Date: January 21, 2024

Time: 12:00 PM

Location: Fleming Island Library - 1895 Town Center Blvd, Fleming Island, FL 32003

HOA annual meeting duly noticed, and agenda provided prior to meeting.

AGENDA

A) HOA Board meeting.

1. Call to order.
2. Reading or waiver of prior minutes.
3. Review for Adoption of 2024 budget.
4. Review for Adoption of Amended Association By-Laws.
5. Adjournment.

B) Annual Meeting

6. Call to Order
7. Reading or waiver of prior minutes.
8. Re-Adoption of 2024 budget.
9. Board membership vote tally.
10. For Amendment Proposal- Calling of roll, certifying proxies, proof of meeting or waiver of notice, consideration of Amendment, execution of consents, vote tally.
11. Question and answer period regarding 2023/2024 HOA matters.
12. Adjournment

Attendees: 20 Homeowners were present with 19 proxy votes (Did not meet quorum threshold).

Board and Committee Members: All 3 Board members and all 3 Committee members were present.

Secretary for meeting notes: Estrella Maloney.

HOA Board Meeting was called to order.

2024 fiscal year budget was confirmed and approved by the HOA Board.

The Amended and Restated Bylaws for Ridaught Landing Three Association, Inc (as provided via USPS mail to all homeowners) was approved as written.

HOA Board meeting adjourned.

Annual Homeowners meeting called to order.

HOA Board reaffirmed vote to reconfirm approval of 2024 Budget.

Our HOA received recoupment for 1 of these referrals. 1 has entered a repayment plan with the HOA Attorney, and liens have been placed with further legal action commencing against the remaining.

COMMUNITY VIOLATIONS:

Recommended fines for Accounts 1240 and 1098 were levied. Account 1145 was referred for a pending CVHC hearing by our HOA Board.

This is a primary concern voiced by all homeowners present and who have who have contacted our HOA Board during the year.

Our HOA, as of the end of December 2023, mailed over 109 violation notices.

In 2023, 11 uncured violations were referred for potential fines and a hearing. Fines of \$2,420.00 USD were issued to those 10 homeowners who failed to cure the violations despite our HOAs repeated attempts to communicate.

Explained was the desire of your HOA Board to have the opportunity to communicate with those in violation to come to a resolution.

Our HOA Board addressed the procedures for community violations and the role of the CVHC. Referrals can be made to the HOA attorneys regarding repeat violators (for the same violation) and to have an attorney letter sent with these attorney costs charged against the homeowner's account.

A major topic was the matter of homeowners parking in the street in such manner that prevents homeowners from being able to navigate the roadways safely was addressed.

Architectural Request Committee (ARC) matters:

Please communicate with our HOA Board regarding ARC matters. 2 ARC requests were sent back for clarification this but later approved.

ADMINISTRATIVE/OTHER ISSUES:

The final tally and voting for our Amendment proposal is now anticipated to be hosted at a duly noticed (mailed notices) special meeting during the summer.

For access to our HOA online TOPS ONE PAY portal please email our HOA at RL3association@yahoo.com to have the registration link sent.

The increasing traffic problems along CR 220 by the main entrance were again discussed with no potential roadwork until possibly fiscal year 2025 per the County.

Please refer to our HOA governing documents and associated information on our website at <https://www.ridaughtlanding.com/> and you can also request to join our Facebook page.

/s/Estrella Maloney (Approved and adopted on 12-22-2024) for Creeks Edge Management for Ridaught Landing Three Association, Inc. *EM*



Ridaught Landing Three Association Incorporated

950-23 Blanding Blvd, PMB #321, Orange Park, FL 32065

REF: HOA Board Meeting Minutes

DATE: July 20, 2024, at 11:00 A.M.

LOCATION: Fleming Island Library Business Center

Notice: Notices were provided as per Florida Statute.

AGENDA

1. **Call to order.**
2. **Motion to forgo reading of the last meeting minutes.**
 - a. **Vote taken / Motion passed.**
3. **HOA finances.**
 - a. **Front entryway expenses for Chief Head repainting and HOA notice board.**
4. **Florida HOA statutes discussions and HOA Attorney conversations.**
5. **HOA Board review of outstanding violations.**
 - a. **Votes taken / Referrals made to CVHC.**
6. **Meeting adjourned.**

CVHC members: 2 out of 3 CHVC members present.

Board Members: 2 Board members present with 1 member on call, as needed.

Secretary for meeting notes: Michael Maloney

First Item: Meeting was called to order.

Second Item: Last meeting minutes readings were not read by Motion and Vote of our Board.

Third Item: HOA Board and Committee members wanted to discuss repainting of the front entryway Chief Head and placing a removable yet solid HOA notification board since the County has continuously delayed any needed widening of CR 220, along with no response from our County Commissioner despite HOA requests.

Our HOA Board and Committee agreed to a concept painting with a final product, along with associated materials and costs being forwarded. This should make our HOA entryway more pleasing in appearance.

Our HOA Board and Committee also discussed having a removable yet solid waterproof outside HOA notice board. One Board member, who has the requisite carpentry skills agreed to build this meeting board foundation. The Board and Committee agreed to explore this idea with associated information to be provided to the HOA Board and Committee.

HOA current fiscal year 2024 finance and potential fiscal year 2025 finances discussed. To date, we have \$18,221.73 USD in our operational account. We have \$13,425.66 USD in the Lake Reserves Fund and

\$2,536.29 USD in our Money Market Fund. We plan to increase the deposits into our Lake Reserves Fund and Money Market accounts.

For the next fiscal year (2025) it is anticipated that our expenses will increase.

Our HOA currently has five (5) HOA Attorney referrals for delinquent homeowner accounts. One went to Foreclosure actions and settled, one is on a repayment plan, two recently had liens filed, and one was just sent to the HOA Attorneys. **Again, this is an action our HOA strives to avoid, yet our numerous attempts to communicate with homeowners to avoid this were to no avail.**

Fourth Item: Florida 2024 statutes and HOA Attorney legal matters related to this were discussed.

Fifth Item: Outstanding / uncured HOA violations were discussed for review and possible referral to the Community Hearing Violation Committee (CHVC).

The following actions were taken by the HOA Board for referral to the CHVC:

HOA account 1106: Violation of Article V. 7. Landscaping. Fine of \$31.00/per day from original notice date to HOA curing date, plus cost of HOA contracted Landscaping.

HOA account 1105: Violation of Article V. 21. Exterior. Fine of \$30.00/per day from original date of notice if violation remains uncured.

HOA account 1089: Violation of Article V. 7. Landscaping. Fine of \$31.00/per day from original notice date to HOA curing date, plus cost of HOA contracted Landscaping.


HOA account 1016: Violation of Article V. 7. Landscaping. Fine of \$31.00/per day from original notice date to HOA curing date, plus cost of HOA contracted Landscaping.

HOA account 1240: Two Violations of Article V. 21. Exterior. Referral to Code Enforcement and Fine of \$30.00/per day from original notice date if violation remains uncured.

HOA account 1153: Violation of Article V. 21. Exterior. Fine of \$30.00/per day from original notice date if violation remains uncured, plus HOA Final Delinquent Account Notice prior to Attorney collection referral.

Sixth Item: Meeting adjourned.

/s/Michael J. Maloney (Approved and adopted on 7-22-24) for Creeks Edge Management for Ridaught Landing Three Association, Inc.



Ridaught Landing Three Association Incorporated
950-23 Blanding Blvd, PMB #321, Orange Park, FL 32065
RL3association@yahoo.com (904)600-2469

NOTICE is hereby given:

Date: July 20, 2024

Time: 11:00 A.M.

**Location: Fleming Island Library – Business Center- 1895 Town Center Blvd,
Fleming Island, FL 32003**

AGENDA

- A) HOA Board meeting.
1. Call to order.
 2. Reading or waiver of prior minutes.
 3. Financial Review.
 4. New HOA Statutes.
 5. Violations discussions and referrals.
 6. Adjournment.





Ridaught Landing Three Association Incorporated

950-23 Blanding Blvd, PMB #321, Orange Park, FL 32065

REF: HOA Community Violation Hearing Committee (CVHC) Minutes

DATE: September 01, 2024, at 11:00 A.M.

LOCATION: Fleming Island Library 1895 Town Center Blvd, Fleming Island, FL

Notice: Notices were provided as per Florida Statute.

AGENDA

1. **Call to order.**
2. **Motion to forgo reading of the last meeting minutes.**
 - a. **Vote taken / Motion passed.**
3. **CVHC hearings and votes.**
4. **Meeting adjourned.**

CVHC members: 3 CVHC members were present. Board Members: 2 Board members were present.
Secretary for meeting notes: Michael Maloney

First Item: Meeting was called to order.

Second Item: Last CVHC meeting minutes by Motion and Vote were not read.

Third Item: The following matters were heard and voted upon by our CVHC:

HOA account 1106: Violation of Article V. 7. Landscaping. Fine of \$31.00/per day from original notice date to HOA curing date, plus cost of HOA contracted Landscaping. Voted in the affirmative to impose fine and costs of HOA contracted Landscaping.


HOA account 1105: Violation of Article V. 21. Exterior. Fine of \$30.00/per day from original date of notice if violation remains uncured. Voted in the affirmative to impose fine.

HOA account 1089: Violation of Article V.7. Landscaping. Fine of \$31.00/per day from original notice date to HOA curing date, plus cost of HOA contracted Landscaping. Voted in the affirmative to impose fine and costs of HOA contracted Landscaping.

HOA account 1153: Violation of Article V. 21. Exterior. Fine of \$30.00/per day from original notice date if violation remains uncured, plus HOA Final Delinquent Account Notice prior to Attorney collection referral. Voted in the affirmative to impose fine and move forward with Attorney collections. One CVHC member abstained from voting on this matter.

Three CVHC hearings were cancelled as these homeowners cured these violations prior to the hearing date.

Sixth Item: Meeting adjourned.

/s/Michael J. Maloney (Approved and adopted on 9-1-24) for Creeks Edge Management for
Ridaught Landing Three Association, Inc. 



Ridaught Landing Three Association Incorporated

950-23 Blanding Blvd, PMB #321, Orange Park, FL 32065

REF: HOA Board Meeting Minutes

DATE: December 15, 2024, at 11:00 A.M.

LOCATION: Fleming Island Library Conference Center

Notice: Notices were provided as per Florida Statute.

AGENDA

1. **Call to order.**
2. **Motion to forgo reading of the last meeting minutes.**
 - a. **Vote taken / Motion passed.**
3. **Votes taken / Referrals made to CVHC.**
4. **Meeting adjourned.**

CVHC members: 1 out of 4 CHVC members present.

Board Members: 1 Board member present. 1 Board member on conference call. Out of 3 Board members.

Secretary for meeting notes: Michael Maloney

First Item: Meeting was called to order.

Second Item: Last meeting minutes readings were not read by Motion and Vote of our Board.

Third Item: Outstanding / uncured HOA violations were discussed for review and possible referral to the Community Hearing Violation Committee (CHVC).

The following actions were taken by our HOA Board for referral to the CHVC:

HOA account 1264: Violation of Article V. 21. Exterior. Fine of \$30.00/per day from original date of notice if violation remains uncured.

HOA account 1090: Violation of Article V. 21. Exterior. Fine of \$30.00/per day from original date of notice if violation remains uncured.


HOA account 1153: Violation of Article V. 21. Exterior. Fine of \$30.00/per day from original notice date if violation remains uncured.

HOA account 1105: Violation of Article V. 21. Exterior. Fine of \$40.00/per day from original date of notice if violation remains uncured.

HOA account 1162: Violation of Article V. 21. Exterior. Fine of \$20.00/per day from original date of notice if violation remains uncured.

HOA account 1130: Violation of Article V. 12. Recreational and Commercial Vehicles. Fine of \$100.00/per incident for repeated violations of the same nature.

Fourth Item: Meeting adjourned.

 /s/Michael J. Maloney (Approved and adopted on 12-15-24) for Creeks Edge Management for Ridaught Landing Three Association, Inc.