



Ridaught Landing Three Association Incorporated
950-23 Blanding Blvd, PMB #321, Orange Park, FL 32065

Date: January 11, 2025

Time: 3:15 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 2025 budget.
4. CVHC referrals review and vote.
5. Adjournment.

B) Annual Meeting

6. Call to Order
7. Reading or waiver of prior minutes.
8. Board membership vote tally.
9. For Amendment Proposal (circa 12-23 petition). Calling of roll, certifying proxies, proof of meeting or waiver of notice, consideration of Amendment, execution of consents, vote tally.
10. Question and answer period regarding 2024/2025 HOA matters.
11. Adjournment

Attendees: 13 Homeowners were present with 48 proxy votes (Met quorum threshold).

Board and Committee Members: 2 Board members (1 on call as needed) and 2 Committee members (1 on call as needed) were present.

Secretary for meeting notes: Estrella Maloney.

A) HOA Board Meeting.

Called to order.

Minute readings waived.

2025 HOA fiscal year budget was confirmed and approved by the HOA Board.

CVHC review and votes as follows:

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

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

HOA account 1153: Violation of Article V. 21. Exterior. The vote is held in abeyance as recent communication with homeowners reflects that this violation is being cured.

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

HOA account 1162: Violation of Article V. 21. Exterior. The vote was cancelled, and the matter is closed as rectified since homeowner cured this violation.

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

HOA Board meeting adjourned.

B) Annual Homeowners meeting.

Called to order.

Prior minutes reading waived.

Ballots received, proxy notifications, and those present established a quorum.

Current HOA Board and committee members were voted to serve in their capacity again.

The Amendment Proposal as provided within the 2024 annual HOA homeowner packets vote failed regarding limitations on rental properties. This matter can be broached again in the future, if needed.

Delinquent homeowners' balances and ledgers were discussed. Explained was the desire of our HOA Board to have the opportunity to communicate with those in arrears to agree on a reasonable payment option. Discussed were the final options of 2025 referrals to the HOA attorneys for collection actions if those homeowners fail to communicate with our HOA Board to enter a re-payment plan.

Our HOA currently has \$16,466.00 on the annual operational fund with more HOA dues arriving. The Lake Management Reserve Fund (which is only to be used for any capital improvements or needs for the 6 HOA lakes) amount is \$18,003.00. The HOA Money Market Fund (to be used for the possible new HOA entry sign – after the CR 220 construction) amount is \$2913.00.

Regarding Community Violation Hearing Committee (CVHC) matters, 108 notices were mailed in the 2024 year.

All HOA Architectural Request Committee (ARC) were approved in 2024. Some required additional clarification but were later approved.

An open discussion question and answer period was held with all present. Homeowners present discussed the pending CR 220 widening and potential local residential new construction.

Annual Meeting adjourned.

ADMINISTRATIVE/OTHER ISSUES:

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

All homeowners were mailed information regarding our HOA website and HOA Facebook page, located at <https://ridaughtlanding.com/hoa.htm>. Our website contains our governing documents, Articles of Incorporation, By-Laws (original and amended), Director certifications, meeting minutes, vendor contracts, HOA map, Architectural forms, and other HOA pertinent information.

/s/Estrella Maloney (Approved and adopted on 1-13-25) for Creeks Edge Management for Ridaught Landing Three Association, Inc.

RIDAUGHT LANDING THREE ASSOC.
950-23 BLANDING BLVD PMB#321
ORANGE PARK FL, 32065



Ridaught Landing Three Association Incorporated

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

REF: HOA Board and CVHC Meeting Minutes

DATE: February 24, 2025, at 6:00 PM, ZOOM # 72934812189

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: 3 of 4 CHVC members present. Board Members (BoD): 2 of 3 Board member present.
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 the BoD:

HOA account 1264: Violation of V.21. Exterior Appearance and Maintenance. No fines imposed as violation cured prior to meeting.

HOA accounts 1064 and 1173: Violation of V.22. Garbage and Refuse. No fines imposed as violation cured prior to meeting.

HOA account 1130: Violation of Article V.21 Exterior Appearance and Maintenance. Fine of \$30.00/per day from original notice.

HOA account 1070: Violation of Article V.21 Exterior Appearance and Maintenance. Fine of \$30.00/per day from original notice.

Fourth Item: Board members asked if FWC could possibly restock our lakes instead of Lake Doctors in an attempt to save HOA Lake Reserve Monies. FWC was contacted and advised they only restock public lakes. Also asked was re-contact with Clay County Dept of Public Works to vacuum/clean the HOA storm water drainages. Public Works was contacted to perform such activity under request #11074.

Fifth Item: Meeting adjourned.

 /s/Michael J. Maloney (Approved and adopted on 2-24-25) by Creeks Edge Management LLC for Ridaught Landing Three Association, Inc.



Ridaught Landing Three Association Incorporated

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

REF: HOA Board and CVHC Meeting Minutes

DATE: June 27, 2025, at 6:00 PM, ZOOM # 72934812189

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: 2 of 3 CHVC members present. Board Members (BoD): 2 of 3 Board members present.
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 the BoD:

HOA account 1003: Violation of V.21. Exterior Appearance and Maintenance. No fines imposed as cured prior to meeting.

HOA account 1251: Violation of V.21. Exterior Appearance and Maintenance. No fines imposed as cured prior to meeting.

HOA account 1055: Violation of Article V.21 Exterior Appearance and Maintenance. Pre-suit mediation will commence with reaffirmation from earlier confirmation of HOA Board and CVHC process held in abeyance.

HOA account 1229: Violation of V.21. Exterior Appearance and Maintenance. 31-day extension granted as per request from homeowner.

HOA account 1155: Violation of V.7. Landscaping. 30/day fine referred.

Fifth Item: Meeting adjourned.

/s/Michael J. Maloney (Approved and adopted on 6-28-25) by Creeks Edge Management LLC for Ridaught Landing Three Association, Inc. 



Ridaught Landing Three Association Incorporated
950-23 Blanding Blvd, PMB #321, Orange Park, FL 32065

REF: HOA Board and CVHC Meeting Minutes DATE: August 25, 2025, at 6:00 PM, ZOOM # 78363375931
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. Pursuit Mediation motion,
 - a. Vote taken / motion passed
5. Modified landscaping contract,
 - a. Vote taken/ approved
6. New HOA website,
 - a. Vote taken / approved
7. Meeting adjourned.

CVHC members: 2 of 3 CHVC members present. Board Members (BoD): 2 of 3 Board members present.
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 the BoD:

HOA account 1009: Violation of V.21. Exterior Appearance and Maintenance. Fines referred for \$30.00/per day.
HOA account 1173: Violation of V.21. Exterior Appearance and Maintenance and Landscaping. Fines referred for \$100.00/per day.

HOA account 1229 Violation of V.21. Exterior Appearance and Maintenance and Landscaping. Held in abeyance as homeowners showed work towards curing this matter.

Fourth Item: Pre-suit Mediation for HOA account #1105 was discussed and approved by a Board vote.

Fifth Item: The modified Landscaping contract to add services for the open area at the retention pond behind the park at 3016 Chief Ridaught Trail was discussed and approved.

Sixth item: The need for our HOA to have a new/updated website domain was discussed and approved.

Seventh item: Meeting adjourned.


/s/Michael J. Maloney, LCAM (Approved and adopted on 8-29-25) by Creeks Edge Management LLC for Ridaught Landing Three Association, Inc.