

**REGAL RIDGE COOPERATIVE BOARD MEETING  
DEER CREEK GOLF AND TENNIS RV RESORT, PHASE TWO,  
A FLORIDA COOPERATIVE CORPORATION  
DEER CREEK MAIN CLUBHOUSE  
42749 HIGHWAY 27  
DAVENPORT, FLORIDA 33837  
WEDNESDAY, JANUARY 25<sup>TH</sup>, 2023  
11:30AM TO 1:30PM**

**Call in (Audio Only) 321-754-9506**

**Access Code: 266 758 084#**

**AGENDA**

- I. Call to Order: Meeting called to order at 11:30AM. Kevin Myerscough, Brian Grim, Dave Cook, Bob Landriault and Brad Scott were present. Rebecca Bray was present and acted as Recording Secretary.
- II. Approval of Prior Meeting Minutes: Motion by Bob Landriault to approve the prior meeting minutes from 11.08.2022. Brad Scott seconds the motion. Brian Grim approves. Kevin Myerscough and Dave Cook abstain from the motion, as they were not on the Board at that time.
- III. November Financials: Motion by Bob Landriault to approve the November Financials. Brian Grim seconds the motion. All in favor, motion passes unanimously.
- IV. New Business
  1. Ryan Herren Schedule: Board provided handout of mowing, trimming and spraying that are all monthly services provided by Herron Landscaping.
  2. Directory: motion by Bob Landriault for Sentry to provide a directory of all owners. Brad Scott seconds the motion. All in favor, motion passes unanimously.
  3. Delinquencies: Board reviewed all delinquent accounts, and manager confirmed the process for collections.
  4. Bills and Payments: Board reviewed bills paid from November Financial package.
  5. Lastra right of first refusal: Motion by Dave Cook to ratify Lastra purchase. Brian Grim seconds the motion. All in favor, motion passes unanimously.
  6. Items coming up: Gator, Beautification committee funds, bath house and sealing roads.  
2023 Forecasted Expenses taken from Reserves
    - i. John Deer Gator Utility Vehicle \$13,628.13 BOD Approved:  
Bob Landriault stated that the Board did not approve this purchase yet.

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- ii. Beautification /Appearance Estimate @ \$850.00 BOD Approved.  
Motion by Dave Cook to approve spending an additional \$850 on the beautification of the entrance. Bob Landriault seconds the motion. Kevin Myerscough and Brad Scott approve the motion. Brian Grim abstains from the vote as his wife is on the committee.
  - iii. Bathroom Retrofit Estimated @ \$18,000.00  
Board requested estimates. Motion by Brian Grim to have Dave Cook head the committee on the bathroom project. Brad Scott seconds the motion. All in favor, motion passes unanimously.
  - iv. Asphalt Sealer Estimated @ \$27,000.00  
Board agreed that June would be the best time to sealcoat when less residents are present. Motion by Brian Grim to get additional estimates. Bob Landriault seconds the motion. All in favor, motion passes unanimously.
7. Website hyperlink to Board of Director`s personal e-mail. Motion by Bob Landriault that all five members and manager received all documents through the Regal Ridge Coop website. Brad Scott seconds the motion. All in favor, motion passes unanimously. Bob Landriault to contact Webshark to make changes.
8. 55+ Community Discussion: Motion by Brian Grim to table the 55+ issue. Dave Cook seconds the motion. Kevin Myerscough and Bob Landriault approve. Brad Scott opposes. Motion passes.
- Motion by Brian Grim to approve Bob Landriault to purchase new “55+ Community” sign. Dave Cook seconds the motion. All in favor, motion passes unanimously.
9. Rental votes & visitors: Board confirmed that shareholders are not submitting the forms for Rentals or visitors. Brian Grim states that all rentals must have at least one person 55 or

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older. Motion by Brad Scott to send e-mail blast every quarter regarding how to submit paperwork online. Bob Landriault seconds the motion. All in favor, motion passes unanimously.

10. Prayers Vote: Board President recommends that manager confirm with him before sending e-mail blasts to community.
11. Lastra- Approval for Purchase: Motion by Dave Cook to approve second sale. Brian Grim seconds the motion. All in favor, motion passes unanimously.
12. Modification: 228 Broken Woods performing work on the lot without submitting a MOD sheet or getting approval. No permits posted. Motion by Brian Grim to send shareholders a cease & desist notification. Dave Cook seconds the motion. All in favor, motion passes unanimously.
13. Formality: Motion by Bob Landriault for Board and manager to communicate on a first-name basis. Brian Grim seconds the motion. All in favor, motion passes unanimously.

Board requested that an e-mail blast be sent for all meetings.

Motion by Dave Cook to request that Manager check with Herren Lawn Care monthly to confirm that they are performing all duties as required. Bob Landriault seconds the motion. All in favor, motion passes unanimously. Manager to request that Herren set mower higher, to 3½ inches, around pool area.

Motion by Bob Landriault to never remove late fees, unless there is a glitch in the system. No one seconds the motion. Motion dies.

Motion by Brian Grim for manager to inspect the bathrooms and laundry room and follow up with independent contractors. Brad Scott seconds the motion. All in favor, motion passes unanimously.

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Motion by Bob Landriault to authorize manager to contact the HOA attorney. Dave Cook seconds the motion. All in favor, motion passes unanimously

- V. Owners Forum: Pete Linder asked about the relocation of the mailboxes. Board explained that the mailboxes were scheduled to be moved if a clubhouse was built.  
Erin Grim requested that the 55+ issue be resolved asap.  
Byrd Mathis asked to have the MOD link checked on the Regal Ridge Coop website, and she could not find the minutes on the website.
- VI. Adjournment: Motion by Kevin Myerscough to adjourn. Brad Scott seconds the motion. All in favor, meeting adjourns at 1:39PM.