

The Fairways at Lake Ridge Homeowners Association
Meeting of the Board of Directors Board Room at the Annex 11:00am
January 5, 2026- Regular Board Meeting Agenda

Call meeting to order- President, Tom Caldieri

Roll Call– Board Secretary, Mary Bizzell

Tom Caldieri	President/Director
Yehuda Buxbaum	Vice President/Director
Mary Bizzell	Secretary/Director
Steve Deutsch	Director
Sam Grraffeo	Director
George Mica	Director
Paul Renzi	Director

Sol Bernstein	Treasurer
Michelle Williams	Community Manager

Consideration of minutes

12/8/2025 RBM (pending)

New Business

Old Business

Treasurer's Report

pg.1

Manager's Report

pg.4-16

Board/Committee Updates:

ARC/ Courtyard/Election-Mary Bizzell

ADR/Safety- George Mica

Communications- Steve Deutsch

Clubhouse -Paul Renzi

Finance- Yehuda Buxbaum

Landscape-Sam Graffeo

Pool- Sam Graffeo

ECTC-Sam Graffeo

Board Discussion:

- Amendment to increase capital contribution.

Motions:

- Motion to approve an amendment pertaining to “good standing.” pg.17-20

Adjournment:

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Owners in good standing may ask a question or offer a comment. Everyone will have an opportunity to approach the microphone before anyone may speak a second time.

Resident Question/Comment Forum

Topic: Regular Board Meeting

Time: Jan 5, 2026, 11:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88460204101>

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Meeting ID: 884 6020 4101

Join instructions

https://us02web.zoom.us/join/88460204101/invitations?signature=HJZpcn-n87Y-OpH3TutggL8CDzYOSdpBDj_XnZnHZiM