

Rio Villa North Homeowners' Association Annual Meeting
September 19, 2023
Minutes

The meeting was called to order at 6:10 p.m.

HOA President Nick Frazier welcomed everyone and introduced the board members: Mark Kania (VP), Matt Capuano (Treasurer) and Monique Vega (Secretary).

There were 28 homeowners represented, either in person or by proxy, so it was determined that we had a quorum as required by HOA bylaws and the meeting could continue.

The 2022 annual meeting minutes were presented.

Nick Frazier reported that in the past year the Architectural Control Committee (ACC) approved 1 solar panel installation, 5 fences, 1 driveway and 1 window.

Nick reported that the HOA accomplished the following in the past year:

- 1) Special Meeting held in February 2023 to vote on two items:
 - Raising dues to 2x per year (\$300 in January and \$300 in July)
 - Updating the existing Homeowners Association By-Laws and Deed Restrictions
 - a) Remove any reference to "developer"
 - b) Update per Florida State Laws (some of our by-laws contradict current state law)
- 2) Entrance Walkway at the south side of the entrance was revamped to include pavers and a clear path for pedestrians to safely access Riverside Drive from the neighborhood.
- 3) Entrance Electrical repaired
- 4) Sod Replacement
- 5) Sprinkler System Repairs
- 6) Brick Wall repair on the south side of the main entrance

Nick recapped the plans for pond repair with details on the status and timeline

Nick reviewed the semi-annual dues

- 1) Two homeowners were concerned with the verbiage written in the by-laws and the fact that an email was not received by a homeowner re: the special meeting. Monique Vega let homeowner know that this mistake would not happen again.
 - 2) Nick reported that he met with TD Bank re: financing of the pond repairs.
- Discussions followed regarding if we "see something, say something" re: issues in the neighborhood related to repairs or issues on the common property.

Nick Frazier spoke about the HOA's 2023-24 goals.

Short-term goals are: begin pond renourishment, have the City of Melbourne trim the oak trees throughout the neighborhood.

Long-term goals are: have the City of Melbourne install sidewalks at the entrance of the neighborhood.

Mark Kania reviewed the Deeds and Restrictions and By-Laws Updates and proposed that some neighbors form a small committee to review the changes.

It was discussed that RVN establish a committee to discuss/create ideas and content for a Rio Villa North Newsletter. Ideas to include: how to contact the city re: yard debris, trash cans, bulk pickup; ACC related items including who are the ACC members, the website to submit requests, the member duties as well as what needs approval from the ACC.

It was mentioned that a Beautification committee be formed.

HOA Treasurer Matt Capuano presented the Treasurer's Report and took questions. John Soucheck made a motion to approve. Mike Delacioppa seconded. All in favor, motion carried.

Nick outlined the terms of the current HOA board members. Nick Frazier - President - term ends 2024; Mark Kania - First Vice President - term ends 2024; (VACANT) - Second Vice President; Matt Capuano - Treasurer - term ends 2022 (Retiring from the board); Monique Vega- Secretary - term ends 2024

Kevin Van Workum volunteered as the next RVN HOA Treasurer. No one else volunteered for the Treasurer OR Second Vice President vacancies. Nick made a motion to vote on the treasurer role and to leave vp role vacant with a goal to fill within 60 days as an appointment. Matt Capuano Seconded. All in favor.

D. John Soucheck made a motion to avoid the ballot and Jimmy Stanberry seconded. No need to fill in ballots.

The meeting was adjourned at 7:49pm.