

**Rio Villa North Homeowners' Association Annual Meeting  
September 13, 2022  
Minutes**

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

Nick Frazier (acting as HOA President) welcomed everyone.

There were 34 homeowners represented, either in person or by proxy, so it was determined that we had a quorum as required by HOA bylaws (30% or 22 households) and the meeting could continue.

HOA Treasurer Matt Capuano presented the Treasurer's Report and took questions.

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

**Quick Year in Review:**

**October:** Irrigation Repairs Completed by US Lawns; Fountain Cleaned; Landscaping replaced at entrance

**November:** Shrubbery on North side of entrance replaced by US Lawns; Inquired about bank on backside of pond. US Lawns provided sod to help stabilize; Insufficient responses to move forward with updated Bylaws and Covenants

**December:** Christmas lights installed at entrance; Yearly HOA Dues notices sent out.; Irrigation sprinklers relocated around pond

**January:** Continued work with US Lawns to improve

**February:** Worked through issues with AT&T running fiber optic

**March:** Gazebo refinished and stained

**April:** Board resignation replacements

**May:** ACC Member replacements

**June:** Fountain pressure-washed and pump rebuilt; Trees trimmed at entrance

**July:** Interim President named

**August:** Inquiry into fixing brick wall on south side of subdivision entrance; RFQ sent to multiple landscaping companies

**2021-2022 ACC:**

Nick Frazier reported that in the past year the Architectural Control Committee (ACC) approved 3 fences, 2 front doors, 3 exterior paint changes, 3 pavers, 1 roof, 2 shutters, 1 solar panel installation and 2 windows.

**Nick discussed plans for 2022-2023:**

-Rehab brick wall on south side of entrance. Matt has a brick mason who is a snowbird who will provide a quote to rehab the brick wall, not rebuild.

-Fix erosion issues in the pond – question for St. John Water Management

-Repaint/touch up the RVN sign – lightpole was removed and now the sign is not well-lit. Will discuss as a board to determine best options i.e. elec or solar.

-Attach a sidewalk to Riverside Dr. with minimal impact to landscaping. The City of Melbourne will incur the expenses. Could potentially be placed onto the city's next fiscal year budget. The dangers of children being vulnerable without a sidewalk to their bus-stop as well as the concern of the cost the HOA would incur were discussed. Potential options include a formal sidewalk on one side and a casual safe path to be created on the other side.

-Oak trees to be trimmed to match city's requirements. (City only responsible for trees on the road itself. Any trees over sidewalk is resident responsibility.)

Annual neighborhood cookout/event/fun time: community involvement – discussions ongoing. Plans for 2022 and 2023

The board will organize a special meeting which will require 37 votes for any changes to be made to the bylaws and/or deed restrictions.

Nick outlined the terms of the current HOA board members. Open Position - President; Nick Frazier - First Vice President - term ends 2022; Heather Stanberry - Second Vice President - term ends 2023; Matt Capuano - Treasurer - term ends 2023; Monique Vega - Secretary - term ends 2023; Open Position – ACC.

Nominations from the floor: Mark Kania and Theresa DiSalvo volunteered to join the board. Votes were cast – Nick Frazier and Mark Kania were voted to the Board, Theresa agreed to join the ACC.

The meeting was adjourned at 8:13 p.m.