

Rio Villa North Homeowners' Association
Board of Directors Meeting
December 14, 2022

Attendees: Monique Vega, Nick Frazier, Heather Stanberry

Absent: Mark Kania

Call to Order – The meeting was called to order at 5:40 p.m.

The minutes of the November board meeting and the treasurer's report for the month of November was reviewed.

Old Business

1. Special Meeting agenda and topics were discussed.
 1. Mailers to be emailed and hand-delivered.
2. Lake Doctors replaced the compressor for the pond aerators.
3. Board discussed replacement of the fountain. At that point in time due to a number of factors and that it is not required, it is not being replaced at this time.

New Business

1. Special Meeting agenda and topics were discussed.
 - a. Date set for 21st of February.
 - b. Notices will be emailed and hand-delivered to all residents before the end of the year.
2. Annual Dues Notices to be mailed out by December 1st.
3. Matt - reviewed contractors under consideration for lawn and irrigation maintenance; reviewed estimate for shoreline erosion of pond.

Future Projects

1. US Lawns to replace sod in dead grass areas at US Lawn's expense.
2. Perform maintenance on pond aerator compressor. (Stephen and Matt)
3. Fountain needs to be pressure washed
 - a. Ron Watts – pool repair/maintenance guy (also handles aerators)
4. Matt Capuano to take a look at the front and back pump houses and look for new stainless steel locks.
5. Repaint entrance sign.
6. Quarterly newsletter.
7. Repair lights and electric box on north side of entrance.
8. Retention pond bank repair.
9. Get City of Melbourne to repair drainage ditch along retention pond fence.
10. Get estimate on brick wall repair.

Upcoming HOA meeting: 5:30 p.m. Tuesday, January 10, 2023.

Adjourn – The meeting was adjourned at 6:42 p.m.