

Rio Villa North Homeowners' Association
Board of Directors Meeting
January 11, 2022

Attendees: Stephen Pullin, Deborah McGowan, Matt Capuano, Monique Vega, Nick Frazier

Absent:

Call to Order – The meeting was called to order at 5:33 p.m.

The minutes of the December meeting were reviewed. Deborah McGowan made a motion to approve the minutes; Matt Capuano seconded; all in favor, motion carried. The treasurer's report for the month of December was reviewed.

Architectural Control Committee (ACC) – Deb McGowan - no new applications

Stephen called an executive session to discuss the issue of the resident with a noncompliant shed. The board was in executive session from 5:46 to 5:51 pm.

Old Business

1. Completed irrigation repairs to the lateral line along back fence at retention pond for \$131.
2. Relocated sprinkler heads on east bank of retention pond at no charge.

New Business

1. Future Projects
 - a. US Lawns to replace sod in dead grass areas at US Lawn's expense.
 - b. Perform maintenance on pond aerator compressor.
 - c. Trim oak tree and Robilinis at entrance.
 - d. Stain and seal gazebo.
 - e. Repaint entrance sign.
 - f. Quarterly newsletter.
 - g. Repair light and electric box on north side of entrance.
 - h. Retention pond bank repair.
 - i. Get City of Melbourne to repair drainage ditch along retention pond fence.
 - j. Get estimate on brick wall repair.

Violations

Upcoming HOA meeting: 5:30 p.m. Tuesday, February 08, 2022 on Zoom.

Adjourn – The meeting was adjourned at 6:01 p.m.