

**Rio Villa North Homeowners' Association**  
**Board of Directors Meeting**  
**January 10, 2023**

Attendees: Monique Vega, Nick Frazier, Heather Stanberry, Mark Kania

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

Members of the ACC attended this meeting to review the procedures of the ACC. Blanche Soucheck, Theresa DiSalvo and Heather Stanberry

The minutes and the treasurer's report for the month of December were reviewed and approved.

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 this point in time due to a number of factors and that it is not required, the fountain is not being replaced at this time.
4. Annual Dues Notices were mailed out before December 1st.
5. Matt - reviewed contractors under consideration for lawn and irrigation maintenance; reviewed estimate for shoreline erosion of pond.

New Business

1. Special Meeting agenda and topics were discussed.
  - a. Date set for 21st of February. - Meeting room has been reserved
  - b. Need to email notices to residents

Future Projects

1. US Lawns to replace sod in dead grass areas at US Lawn's expense.
2. Perform maintenance on pond aerator compressor. (Nick 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: 6:00 p.m. Tuesday, February 21, 2023.

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