

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

Attendees: Stephen Pullin, Matt Capuano, Monique Vega, Nick Frazier, Heather Stanberry

Absent: n/a

Call to Order – The meeting was called to order at 5:34p.m.

The minutes of the May meeting were reviewed. Matt Capuano made a motion to approve the minutes; Monique Vega seconded; all in favor, motion carried. The treasurer's report for the month of May was reviewed. Stephen Pullin made a motion to approve the Treasurer's Report; Nick Frazier seconded, motion carried.

Architectural Control Committee (ACC) – Deb McGowan

1. Lawler - 525 Maria Corte - request to repaint exterior gray with white trim - pending.

Old Business

1. Legal Counsel Invoice – Stephen has a call in with current legal counsel.
2. Gazebo re-stained for \$170
3. US Lawns trimmed Robilinis at entrance

New Business

1. Board Resignations
 1. Stephen Pullin – June – Nick to stand in as President
 - i. Stephen nominated Nick as stand in President, Matt Capuano seconded, motion carried. It is official!
 2. Jan Pullin – June
 3. Other options were discussed for replacing the additional empty seat on the board.
 - i. Stephen spoke with Xander Bowen – to replace a board member
2. Liability Insurance Renewal Due 08/08/22
3. 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
 - i. 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.

Complaints

Upcoming HOA meeting: 5:30 p.m. Tuesday, July 12, 2022 via Google.

Adjourn – The meeting was adjourned at 6:19 p.m.