

**Rio Villa North Homeowners' Association**  
**Board of Directors Meeting**  
**March 9, 2022**

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

Absent: n/a

Call to Order – The meeting was called to order at 5:19 p.m.

The minutes of the February meeting were reviewed. Matt Capuano made a motion to approve the minutes; Monique Vega seconded; all in favor, motion carried. The minutes of the special meeting from 5<sup>th</sup> of March 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 February was reviewed.

Architectural Control Committee (ACC) – Deb McGowan

1. Aragon – 484 Bella Camino Way - Requested and approved – garden wall, patio pavers and fence.

Stephen called an executive session to discuss the issue of the resident with a noncompliant shed. The board was in executive session from 5:30 to 5:35pm.

Old Business

1. AT&T Cable Issue: Contractors to make sure they continue to repair anything they damage. Two weeks after they complete laying cable they should return to lay sod.

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 lights 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, April 12, 2022 on Zoom.

Adjourn – The meeting was adjourned at 5:55 p.m.