

Rio Villa North Homeowners' Association
Board of Directors Meeting
May 10, 2022

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

Absent: n/a

Call to Order – The meeting was called to order at 5:35p.m.

The minutes of the April meeting were reviewed. Nick Frazier made a motion to approve the minutes; Matt Capuano seconded; all in favor, motion carried. The treasurer's report for the month of April 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. 04/26 - Tomkowicz - 529 Maria Corte - requested color change to painted exterior trim - approved.

Stephen called an executive session to discuss the issue of the resident with a noncompliant shed. The board was in executive session from 6:19 to 6:29pm.

Old Business

1. Stephen Pullin to call HOA attorney's office.

New Business

1. Board Resignations
 - a. 1 Deb McGowan - effective 03/28
 - i. Heather Stanberry was discussed to replace Deb McGowan in the role of 2nd Vice President and the ACC liaison. Monique Vega made a motion to approve, Stephen Pullin seconded, motion carried.
 - ii. In the role of 2nd Vice President and the ACC liaison – Heather Stanberry.
 - b. 2 Stephen Pullin – June
 - i. Other options were discussed for replacing the additional empty seat on the board.
2. Future Projects
 - a. US Lawns to replace sod in dead grass areas at US Lawn's expense.
 - b. Perform maintenance on pond aerator compressor. (Stephen and Matt)
 - c. Trim oak tree and Robilinis at entrance. (Stephen and Matt)
 - d. Fountain needs to be pressure washed.
 - e. Stain and seal gazebo.
 - f. Repaint entrance sign.
 - g. Quarterly newsletter.
 - h. Repair lights and electric box on north side of entrance.
 - i. Retention pond bank repair.
 - j. Get City of Melbourne to repair drainage ditch along retention pond fence.
 - k. Get estimate on brick wall repair.

Violations

Upcoming HOA meeting: 5:30 p.m. Tuesday, June 14, 2022 via Google.

Adjourn – The meeting was adjourned at 6:26 p.m.