

**Rio Villa North Homeowners' Association**  
**Board of Directors Meeting**  
**May 16, 2023**

Attendees: Monique Vega, Nick Frazier, Matt Capuano, Mark Kania

Absent: n/a

Call to Order – The meeting was called to order at 5:36 p.m.

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

Old Business

1. Annual Dues Notices were mailed out before December 1st.
  - a. Two remain outstanding as of 29th March, 2023.
2. Matt to reach out to two other companies to discuss pond erosion repair.
3. Repairs made to lights and electric box on north side of entrance.

New Business

1. Special Meeting outcome was discussed.
  - a. Email and mailed letters to be sent to residents with clarification on what was voted upon and the results.
  - b. HOA to begin process of having amendment to By-Laws and Deed Restrictions sent to the county. This pertains to raising the Homeowners Assessments to 2x per year (\$300 in January and \$300 in July) AND having the By-Laws and Deed Restrictions rewritten to be in compliance with state and local laws.
2. HOA President and Treasurer to discuss a small loan with TD Bank.

Future Projects

1. Repaint entrance sign.
2. Quarterly newsletter.
3. Retention pond bank repair.
4. Get City of Melbourne to repair drainage ditch along retention pond fence.
5. Get estimate on brick wall repair.

Upcoming HOA meeting: 5:30 p.m. Tuesday, June 13, 2023.

Adjourn – The meeting was adjourned at 5:50 p.m.