

**Rio Villa North Homeowners' Association**  
**Board of Directors Meeting**  
**October 11, 2022**

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

Call to Order – The meeting was called to order at 5:44p.m.

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

Architectural Control Committee (ACC)

Old Business

New 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 that point in time due to a number of factors and that it is not required, it is not being replaced at this time.

Future Projects

2. US Lawns to replace sod in dead grass areas at US Lawn's expense.
3. Perform maintenance on pond aerator compressor. (Stephen and Matt)
4. Fountain needs to be pressure washed
  - i. Ron Watts – pool repair/maintenance guy (also handles aerators)
5. Matt Capuano to take a look at the front and back pump houses and look for new stainless steel locks.
6. Repaint entrance sign.
7. Quarterly newsletter.
8. Repair lights and electric box on north side of entrance.
9. Retention pond bank repair.
10. Get City of Melbourne to repair drainage ditch along retention pond fence.
11. Get estimate on brick wall repair.

Complaints

Upcoming HOA meeting: 5:30 p.m. Tuesday, November 14, 2022.

Adjourn – The meeting was adjourned at 7:02 p.m.