

**THE VILLAGES OF RIO PINAR COMMUNITY ASSOCIATION, INC.
AND THE VILLAGES OF RIO PINAR CLUB ASSOCIATION, LLC
BOARD OF DIRECTORS MEETING
MONDAY, MARCH 20, 2017 - 7:00 P.M.
CLUBHOUSE – 2136 TREYMORE DRIVE, ORLANDO, FL 32825**

MINUTES

CALL TO ORDER/MEETING NOTICE - The meeting was called to order at 7:00 p.m. by Jason Alday. The signs were placed at both entrances to the community by Jason Alday on Friday the 17th.

QUORUM – Board members present at the meeting: Jason Alday, David Mau, Jack Young, Shelly Ott, George Ryan, and Dale Donovan.

Julie Hamoud and Danielle McKay were also present representing Greystone Management.

APPROVAL OF PREVIOUS MINUTES – Minutes from the 2-20-17 Board of Directors meeting were presented. It was noticed the minutes did not reflect previously approved purchase of ellipticals. Board chose to correct the 2-20-17 minutes to reflect the approval. Jason Alday motioned, Dave Mau second, to approve the minutes with noted changes. All in favor.

MANAGEMENT REPORT – Management report was provided by Julie Hamoud.

FINANCIAL REPORT – Treasurer, Jack Young noted that the delinquency report shows high volume/older accounts that note ‘Friendly notice’. Board is aware it is a reset in the collections moving from previous management, however, Greystone is retrieving itemized detail report from attorney. It was also discussed a charge on Feb 6th for over \$1100 (DBPR) referencing 2 case numbers. It is believed to be the recall. Jason Alday mentioned management should notify the Board before paying a high volume invoice. Lastly, two charges in question: (2) \$15.00 charges (line item #7620 in the February financials). Classified as “bank fee’ and “dormant fee”. Board wanted confirmation as to why the charges. Assumed bank charge.

UNFINISHED BUSINESS –

-Pool shower: Bryan Plumbing inspected the pool shower and the part that is required is \$70. Board approves purchase 2 valves and a back-up part. Jason Alday motioned, Shelly Ott second. All in favor. Motion carried.

- Landscaping: Get additional landscape bids (Inspection with scope) to compare and also request from Platinum to possibly increase services.

- **A/C maintenance:** Both A/C's need to be checked, new filters and coils cleaned as part of annual maintenance that is past due.
- **Record boxes:** Dave Mau volunteered to go through the 35 boxes currently stored in Walk Lee's garage and purge before Greystone picks up and places in storage.
- **Wall painting:** Craig Williams is currently collecting quotes and will present to Board for pressure cleaning and painting of both front and back walls.
- **Bridge:** Work completed. Grit added was not successful. Therefore the \$585 paid was exchanged for replacement of (25) boards. With remaining boards needing replacement, the Board voted to approve replacement of an additional (50) boards, not to exceed in \$1000. Of repairs. Jason Alday motioned, Dave Mau second. All in Favor. Motion carried. Jack Young will plan to budget for 'brush' cleaning of the bridge to maintain the replacement/preservation of the new bridge repairs.
- **Gate Repair:** ACT came out and inspected equipment. Parts needed are (3) motors needed back-up batteries. Also Call box plexiglass, new light and keypad need replacing. Cost \$673.88. Jason Alday motioned to approve replacement, Dave Mau second. All in favor. Motion carried.
- **Dead palm trees-** (2) two 30ft palm trees at the Falls gate are dead (possible struck by lightning). Also (1) short palm tree by the fountain is dying/dead. (Platinum can possibly service). Will need quotes to remove the 30ft trees.
- **John Fisher-** John Fisher announced his resignation from the Board and recommended Andrew Perez to replace his position as Director. The Board appointed Andrew Perez as replacement. Jason Alday motioned, Shelly Ott second. All in favor. Motion carried.
- **Julie Hamoud-** Julie announced to the Board of her resigning as community manager. Craig Williams will be the community manager to take her place.

ADJOURNMENT – There being no further business to discuss, the meeting adjourned at 8:06 p.m.

Respectfully submitted,
(Danielle)
Greystone Management