

**THE VILLAGES OF RIO PINAR COMMUNITY ASSOCIATION, INC.
AND THE VILLAGES OF RIO PINAR CLUB ASSOCIATION, LLC
BOARD OF DIRECTORS MEETING
MONDAY, JUNE 19, 2017 - 7:00 P.M.
CLUBHOUSE – 2136 TREYMORE DRIVE, ORLANDO, FL 32825**

MINUTES

CALL TO ORDER - The meeting was called to order at 7:06 p.m. by the association president, Jason Alday.

QUORUM- A quorum of the Board was present: Jason Alday, Jack Young, Andrew Perez, George Ryan, and David Mau.

Greystone Management was represented by Craig Williams, LCAM.

PROOF OF NOTICE – It was confirmed that the proper notice was posted at least 48 hours in advance.

PREVIOUS MEETING MINUTES

Motion by Alday, second by Mau, to approve the minutes of May 15, 2017 with no corrections necessary. Unanimously approved.

MANAGEMENT REPORT - Highlights of the Management Report were given by Craig Williams. The report is attached to the original minutes.

FINANCIAL REPORT – Jack Young discussed the process of settling the ALG buyback accounts with the individual homeowners.

COMMITTEE REPORTS

Architectural Control: The committee has approved the final draft of the new Community Standards.

Maintenance: Jason Alday reported that the Falls pump motors need to be replaced and cost proposals are being obtained.

- Board Member Shelly Ott arrived to the meeting at this time.

Communications/Social: It was announced that the recent community part was a big success.

Security: Homeowners were asked to keep an eye on the clubhouse parking lot at night due to suspicious activity.

BUSINESS

The current collection policy for the association was reviewed and discussed.

Motion by Alday, second by Young, to approve the Association's Collection Policy as follows:

15 Days – Friendly Reminder (\$2.75 NOT charged to homeowner, association will absorb)

30 Days – Late Notice (sent by regular mail) late fee and interest applied - \$5 admin charge

60 Days – ITL sent certified mail - \$50 admin charge

120 Days – Once ITL is expired, manager will get approval from Board for referral to attorney to file lien.

Unanimously approved.

Proposals for maintenance issues were discussed.

Motion by Alday, second by Perez, to approve the cost deposit for 9151 Shadowbrook Trail with the stipulation that Saydah Law gives opinion on the rental demand letter process. Unanimously approved.

Proposals for replacement playground equipment were reviewed and discussed.

Motion by Perez, second by Ryan, to approve the proposal from Creative Playthings for the installation of the Quick Ship 4 playset and removal of the old playset with the full cost not to exceed \$14,000. Unanimously approved.

PUBLIC FORUM – Attending homeowners asked questions and made comments.

ADJOURNMENT

The meeting adjourned by unanimous consent at 8:26 p.m.

Respectfully submitted
Craig Williams, LCAM
Managing Agent, Greystone Management