

**THE VILLAGES OF RIO PINAR COMMUNITY ASSOCIATION, INC.  
AND THE VILLAGES OF RIO PINAR CLUB ASSOCIATION, LLC  
BOARD OF DIRECTORS MEETING  
MONDAY, DECEMBER 11, 2017 - 7:00 P.M.  
CLUBHOUSE – 2136 TREYMORE DRIVE, ORLANDO, FL 32825**

**MINUTES**

**CALL TO ORDER** - The meeting was called to order at 7:01 p.m. by the association president, Jason Alday.

**QUORUM**- A quorum of the Board was present: Jack Young, Dave Mau, Jeremy Nelson, Steve Martin, and Jason Alday.

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 Martin, second by Alday, to approve the minutes of October 16, November 9, and November 13, 2017 with no corrections necessary. Unanimously approved.**

**MANAGEMENT REPORT** - The report is attached to the original minutes.

**FINANCIAL REPORT** – Jack Young discussed the status of delinquent assessment accounts.

**Motion by Alday, second by Nelson, to approve the filing of liens for 2516 Greenwillow and 2214 Treymore due to delinquent assessment accounts. Unanimously approved.**

**COMMITTEE REPORTS**

Architectural Control: Jeremy Nelson gave a report on the current activities of the ARC Committee.

Maintenance Committee: Jason Alday discussed the replacement of a faulty elliptical machine.

**Motion by Nelson, second by Martin, to purchase 12 stop signs with the cost not to exceed \$400. Unanimously approved.**

Social Committee: There was no report at this time.

Neighborhood Watch: Recent security issues were discussed.

**BUSINESS**

The renewal of the Greystone Management contract was discussed.

**Motion by Martin, second by Young, to approve the proposed 3-year contract with Greystone Management contingent on language added to allow the cancellation of the Club contract on the event of the Club's dissolution. Unanimously approved.**

Proposals for a new landscape maintenance service were reviewed and discussed.

Steve Lazaroff arrived to the meeting at this time.

**Motion by Martin, second by Mau, to approve the proposed annual lawn maintenance service from Grasshoppers Lawn Service given that the goal is to: 1) stay within a budget of \$112,000, 2) choose a small local company that makes recommendations and 3) improve the quality of the landscaping to be a premier community. Additionally, a notice of cancellation to Platinum Landscaping will be sent with the effective date of January 15, 2018. Unanimously approved.**

The problem of invasive wild ducks was discussed.

**Motion by Nelson, second by Martin, to authorize the removal of wild Muscovy ducks in the common areas by association volunteers. Unanimously approved.**

#### **ADJOURNMENT**

The meeting adjourned by unanimous consent at 8:29 p.m.

Respectfully submitted  
Craig Williams, LCAM  
Managing Agent, Greystone Management

Approved by the Board of Directors on 1/15/18