

**THE VILLAGES OF RIO PINAR COMMUNITY ASSOCIATION, INC.  
AND THE VILLAGES OF RIO PINAR CLUB ASSOCIATION, LLC.  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, OCTOBER 26, 2016 – 7:00 P.M.  
CLUBHOUSE – 2136 TREYMORE DRIVE, ORLANDO, FL 32825**

**MINUTES**

**CALL TO ORDER / ESTABLISH QUORUM**

Meeting was called to order at 7:00 PM. Jason Alday, Walt Lee, Phil Hampton, Shelly Ott, Jack Young and Dave Mau are present. Tim Cates was absent. John Mullins, LCAM from Soundview Management was also present.

**APPROVAL OF PREVIOUS MEETING MINUTES**

Motion to accept minutes from 4 October - Jason  
Second - Phil  
All approved

**PRESIDENT'S REPORT (Jason)**

- Thanked John Mullins for all the documents provided. Legal invoices, from B. Stage were provided and Board reviewed. Stage has been paid \$11,000 and has outstanding charges. Board will pursue payback for monies paid.
- Insurance company has not returned telephone calls with status of claim.

**MAINTENANCE REPORT (Phil)**

- Gate was broken and fixed
- OCU will investigate water lines on the Greenwillow depression
- A combination lock was installed on the door
- Exercise maintenance and/or replacements need to be done
- The ice machine needs maintenance
- A/C in clubhouse needs maintenance. Phil will contact A/C company to see if they can preform maintenance on ice machine also. Vendors need to be vetted through Management company.
- Mag-lock systems needs to be looked at. Currently a commercial system is on residential doors and it needs to be replaced
- Management company to get quotes to look at sidewalks to fix some areas.
- Pool needs resurfacing. Equipment was replaced this year.

## **TREASURERS REPORT (Jason)**

- A/P and budget: all the money we thought we had, we have. Still looking at a few thousands.
- Specific reviews: need contracts, minutes
- Many findings: AT&T bills which are on month-to-month now, but no notes on why costs doubled.
- 2016 - \$70,000 should have been put in reserves
- Revised budget should be discussed at Election Mtg
- Clubhouse will be paid off in 2019
- Road will need to be replaced in 2020 - could be over \$1million
- We are spending about \$500,000/year
- We need to consolidate accounts

## **COMMITTEE REPORTS**

AUDIT COMMITTEE looked at budgets, A/P and A/R

compared and validated ledger, all adjustments on open ledger need notes and there were little or no journal entries or notes.

Can we get the Utility deposits back: \$2,500 Clubhouse, \$10,000 in residential.

BUDGET COMMITTEE: Budget for next year will be based upon ACTUALS

No money transferred from Operating Expenses to Reserves in 2016

Money needs to be transferred into budget

Recommending changes to (proposed) budget with modest increase in dues: Club from \$135 to \$140 and HOA from \$155 to \$170

HOMEOWNER ACCOUNTS:

Issues include: charges, fines and charges for legal letters

Can we negotiate with ALG on lesser fees for accounts that never should have been turned over to them?

There are about 2 dozen accounts at ALG now.

AMEND BY-LAWS: Recommendations:

1. Master Documents: Take out builder language, initiate term limits for Board members
2. By-Laws: (top priority) looking at what constitutes quorum at meetings - 75% of 361 homes, could be 63%
3. ACC Guidelines - will review January 2010 guidelines and not use the March 2011 guidelines at all
4. Funds will be needed later on
5. Committee would like time at the Annual Homeowners Meeting

#### MANAGEMENT COMPANY:

Recommendation to switch to Greystone Management for a 13 month contract - January 2017 to December 2017. For this period, the monthly fee will be the same as the fee we were paying in 2010. Motion by Phil to accept, second by Dave. All approved

ACC: First meeting will be November 15, 6:30 pm at Clubhouse

No current ACC applications

ACC documents will be revised from 2010 guidelines not the 2011 guidelines

#### **NEW BUSINESS**

1. Tim Cates resigned, Motion by Jason to appoint John Fisher to replace Tim. Phil seconded. All approved.
2. A Board Meeting will be held November 14th at 7:00 pm in the clubhouse

#### **QUESTIONS FROM THE FLOOR**

1. Towing signs look bad on the gates. Can they be moved to poles
2. Can we recoup the costs that were paid to Stage? The attorney is looking into this.

#### **RATIFICATION OF E-VOTES**

1. Motion by Phil, second by Jason to re-key two Clubhouse exterior door locks for a cost NTE \$200. [Actual cost was \$156.56]. All Directors voted Yes.
2. November Election: Motion by Jason to approve the annual election for Nov. 29th 2016, 7pm at Faith Assembly Church, second by Jack. Yes: Jason, Jack, Dave, Walt. No: Shelly and Phil.

#### **OLD BUSINESS (Updates)**

- Annual Election scheduled for November 29th, 7:00 pm at Faith Assembly. A notification letter will be sent to the homeowners.
- Delinquent accounts cannot run for the Board
- Proxies will be mailed with Meeting Notice Proxies may be mailed in, given to any Board Member.

- The bridges: No new status.
- Written notice was sent to Soundview that we would not be renewing our contact.

### **ADJOURNMENT OF BOARD MEETING**

Motion to adjourn by Jason, 2nd by Phil. All approved. Meeting adjourned at 9:06 pm.

DRAFT