

**THE VILLAGES OF RIO PINAR COMMUNITY ASSOCIATION, INC.
AND THE VILLAGES OF RIO PINAR CLUB ASSOCIATION, LLC.
BOARD OF DIRECTORS MEETING
TUESDAY, OCTOBER 4, 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, and Dave Mau are present. Tom Allen was absent. John Mullins, LCAM from Soundview Management was also present.

APPROVAL OF PREVIOUS MEETING MINUTES

Not applicable

PRESIDENT'S REPORT (Jason)

Summary of first contact with Soundview after the recall, introduced John Mullins from Soundview.

MAINTENANCE REPORT (Jason)

None

FINANCIAL REPORT (Jason)

John Mullins brought balance sheets ending on 8/31/2016 and Jason provided a brief summary of the account balances.

COMMITTEE REPORTS

New Committees set up:

- Audit of books: Mike Murphy, Pam Murphy, Gary Bussart, Jack Young will lead.
- Review questionable charges against Homeowner accounts: Tim Cates, John Lewis, John Chapman, Manny Lehrech, and John Busacca.
- Budget Committee: Phil Hampton, Jack Young, Steve Martin, Glen and Dale Donovan.
- Amend By-Laws (vague wording in existing documents): Walt Lee, Deidre Holmes DeBois, John Lewis, Sharlene Martin
- ACC: Jeremy Nelson (lead), Andrew Perez, Robert Fahey, Angela Werring, Shelly Ott, Yvonne Lazaroff. ACC guidelines need to be revised and clarified.
- Maintenance: Phil Hampton, Jason Alday, Dave Mau, Manny Lehrech, Michael Hallman, and Jeremy Nelson.

NEW BUSINESS

1. Motion by Jason to appoint Jack Young and Tim Cates to replace recalled Board seats of Tom Dougherty and Ephraim Martin. Phil seconded. All approved.

2. Tom Allen gave notice of resignation due to moving. Jason motioned that Shelly Ott fill the vacancy. Phil seconded. All approved.
3. Motion by Jason to elect Jack Young as Treasurer, 2nd by Dave. All approved.
4. Motion by Jack to elect Jason as President, 2nd by Dave. All approved.
5. Motion by Phil to elect Dave as Vice President, 2nd by Jason. All approved.
6. Motion by Jason to elect Shelly as Secretary, 2nd by Phil. All approved.
7. Motion by Dave that Phil, Tim and Walt be Directors at Large, 2nd by Jason. All approved.

8. Neil Saydah (at Saydah Law) will send notice to Barbara Stage and Milberg Klein PA that they no longer represent the HOA. Neil Saydah will review invoices and advise how to proceed with existing legal invoices.
9. John Mullins to provide status of ALG collection accounts, explain the process and review. Old Board was sending accounts on an accelerated basis - 2 weeks.
10. Dave motioned that no more accounts would be sent to ALG, Jack 2nd. All approved.
11. No plan right now to have the annual election in November.
12. Waterfall is working. The Econ entrance fountain needs new sump pump \$125, reroute drain \$250. Motion by Jason to repair with an NTE of \$400, 2nd by Dave. All approved. Waterfall is working.
13. The bridges: John Mullins to contact insurance company and see if they recommend the bridges be closed? Provide status on insurance claim. Provide quotes to repair bridge.
14. Motion by Dave to not renew Soundview's contract in January 1st 2017 and provide notice of said termination, 2nd by Phil. All approved. Neil Saydah will provide formal written notice to Soundview.

QUESTIONS FROM THE FLOOR

1. What type of audit do we need? Will we have recourse if we find discrepancies?
2. Budget: will we get bank statements for 24 months? Need status of delinquent accounts for the last 24 months. We need an audit on all vendor contracts.
3. Legal Fees: Nancy's legal fees could be paid out of "GoFundMe" account. Nancy will pursue legal fees from DBPR arbitrator. HOA should not pay Stage legal fees.
4. Have the 2 recalled members turned over all of the documents yet? Tim Cates has been working with them. We won't be letting them off the hook. We need to discuss how to deal with theft (if found), harassment, etc. Notice needs to go out that the 2 recalled members are not authorized to do anything.

RATIFICATION OF E-VOTES

OLD BUSINESS (Updates)

None at this time.

ADJOURNMENT OF BOARD MEETING

Motion to adjourn by Dave, 2nd by Phil. All approved. Meeting adjourned at 8:15 PM.