

**THE VILLAGES OF RIO PINAR COMMUNITY ASSOCIATION, INC.
AND THE VILLAGES OF RIO PINAR CLUB ASSOCIATION, LLC
BOARD OF DIRECTORS MEETING
MONDAY, MAY 15, 2017 - 7:00 P.M.
CLUBHOUSE – 2136 TREYMORE DRIVE, ORLANDO, FL 32825**

MINUTES

CALL TO ORDER - The meeting was called to order at 7:00 p.m. by the association president, Jason Alday.

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

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 Ryan, to approve the minutes of April 17, 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 issues regarding the format of the financial report.

COMMITTEE REPORTS

Architectural Control: An update was given on the development of new community standards.

Maintenance: Jason Alday gave an update on several maintenance issues.

Communications/Social: June 10 has been set for a community event – cookout and potluck dinner. Volunteers are requested.

Security: Recent incidents were discussed involving community security.

BUSINESS

Information on three HOA attorney firms were reviewed and discussed.

Motion by Alday, second by Mau, to engage the Saydah Law Firm for collections and covenant enforcement issues. Unanimously approved.

Proposals for painting the entrance and perimeter walls were reviewed and discussed.

Motion by Young, second by Ryan, to approve the proposal from All Star Painting for painting the entrance and perimeter walls for \$11,415. Unanimously approved.

Proposals for clubhouse cleaning services were reviewed and discussed.

Motion by Perez, second by Ott, to approve the proposal from Majestic Cleaning Services for clubhouse cleaning at \$775 per month. Unanimously approved.

Proposals for maintenance issues were discussed.

Motion by Ryan, second by Alday, to approve a proposal from Davey Tree Service for the removal of two palm trees for \$1200. Unanimously approved.

Motion by Alday, second by Perez, to approve a proposal from Advance Pool Service to replace filters for the pool and spa for \$870. Unanimously approved.

The projected cost of the upcoming community event was discussed.

Motion by Alday, second by Young, to approve an expense fund for the June community event of \$829. Unanimously approved.

Motion by Alday, second by Mau, to appoint John Lewis, Deidre Holmes Du Bois, and Jim Rowell to the Fines Review Committee. Unanimously approved.

PUBLIC FORUM – Attending homeowners asked questions and made comments.

ADJOURNMENT

The meeting adjourned by unanimous consent at 8:40 p.m.

Respectfully submitted
Craig Williams, LCAM
Managing Agent, Greystone Management