

**The Villages of Rio Pinar (The Preserve) Community Association
Board of Directors' Meeting
Monday, July 27, 2009 – 7:00 p.m.
Community Clubhouse
Orlando, Florida
MINUTES**

MEETING WAS CALLED TO ORDER at 7:00 p.m. by President Deidre Holmes DuBois. A quorum of the Board was present: Russ Niewold, Treasurer; Ray Bilodeau, Secretary; and Phil Hampton, Director. Greystone Management was represented by Cindy Montsinger, LCAM, Managing Agent. John Busacca, Vice-President; Kenn Bates Director and Shane Daniel, Director were absent.

APPROVAL OF PREVIOUS MEETING MINUTES

Ray motioned to approve the revision sent out on 7/24 with Kenn's edit regarding the landscaping report by changing the word "recorded" to "reiterated". The motion was seconded and was passed by all Directors present.

AIRPORT TOWING was represented by Stacy Wright and introduced by Cindy.

Airport Towing is a family-owned business and the laws affecting towing are strictly adhered to. For June, 2009, the company ticketed, or "stickered" seven (7) vehicles. The procedure, according to the contract and addendum in place, is to first ticket the car with a warning sticker allowing the owner 24 hours to comply before towing. A digital photo of the license tag is then provided to Greystone Management. Upon the third and following offenses in a particular calendar year, a vehicle will be towed.

Board members asked a number of questions and some of the resulting answers are summarized below. Many of the answers will be included in the August community newsletter.

- The business is open 24/7; however, the normal office hours are 8:00 a.m. to 5:30 p.m. A representative can be there within one hour of being called at the phone number (407) 275-8721.
- Airport Towing is patrolling the entire community.
- All Board members are authorized to call and request a tow.
- If a resident has an issue with a vehicle violating the parking rules, the resident can contact Greystone with the street address and violation time information. Airport towing will then be advised to monitor the area.

Airport Towing conducted two (2) patrols in June and three (3) in July. The Board would like to see an increase in the number of patrols to five (5) per month or at least one (1) per week.

Two potential parking violations were identified by residents during the meeting; an undercover deputy and a fire equipment truck. Cindy will check the homeowner's files to investigate the situation.

Deidre inquired if parking passes are noticed by the tow truck drivers. Stacy indicated they use a flashlight to check for on-street parking passes in the window prior to issuing a ticket.

MANAGEMENT REPORT – Presented by Cindy Montsinger, Greystone Management

- a) Violation Log
- b) ACC Report – deferred to ACC - Presented by Sherry Shearer, Chairperson
- c) Service Order Report
- d) New Owner Report – no new owners

FINANCIAL REPORT – Presented by Russ Niewold, Treasurer

Review of the July financial assessment was presented with a graph to show year to- date-monthly combined delinquencies of the HOA and the CLUB dues. Example: in May, the amount was \$90,100 but was reduced to \$88,000 in June.

The Association is saving \$20,500 per year in landscape maintenance due to the following reductions in services. Removal of annual mulching saving \$10,000 per year, a change in the retention pond mowing frequency to bi-weekly during the growing season and then monthly in winter months resulting in a cost deduction of \$4500 per year, reducing one palm tree pruning saving \$2000 per year, and changing fertilization applications from six to four per year saving this Association budget \$4000 per year. These changes became effective April 1st and run the remainder of the current agreement.

The Villages of Rio Pinar Community Association, Inc. is still under the 10-year contract with Comcast Cable. Deidre wants to account for the reduction in Comcast payments on the 2010 budget if the contract can be terminated in 2010 with proper notification. This line item costs the community \$131,000 per year. According to current documentation, the year the contract was signed was 2000. Later in the meeting, Deidre motioned to get a legal opinion to clarify the start date of the contract. The motion was seconded and passed by all Directors present.

Russ and Phil will be reviewing the 2010 budget line by line. Greystone Management will begin going through each item on the budget also and will present a proposed budget to be reviewed with the Treasurer prior to presenting to the budget meeting scheduled on October 26, 2009. Russ wants to brief the next elected Board of Directors on financial matters.

Cindy indicated that all of the charges for faxes will be credited back to both Associations. This should be reflected on the next Financial Statements. Also, the pool repair costs that should have come out of the pool reserves but instead came out of the operating account will be credited back to the operating account and reflected in the July Financial Statement.

COMMITTEE REPORTS

Architectural Control Committee - Presented by Sherry Shearer, Chairperson

The ACC proposed adding the bronze color to the ACC guidelines for window tinting. Ray motioned to accept bronze as an additional option. The motion was seconded and passed by all Directors present. Sherry said window film that reflects like a mirror should not be an option but will be discussed at the next ACC meeting.

The topic of pavers whether the paver color should blend with roof color was discussed. Board decided to leave the guideline unchanged at this time. Phil asked the ACC to propose specific wording for the next Board meeting.

Maintenance - Presented by Phil Hampton, Director

Phil reports that the Falls fountain's operating time has been extended. It is now on from 7 a.m. to 10 a.m. and 4 p.m. to 8 p.m. So far no external leakage is evident. If no leakage is evident in the next month, we can determine whether to extend the operating time.

The exercise room bike is making noise again. We need to either take the bike out of service until the next preventative maintenance scheduled for early October or give a go-ahead to do it now. The only difference in cost is the cost of a service call. Later in the meeting, Russ motioned to repair the recumbent bike with Florida Fitness. Cindy was requested to ask Florida Fitness to coordinate a date for the repair after August 9th with Phil. The motion was seconded and was passed by all Directors present.

Clubhouse maintenance and repair activities this month consisted of:

- Handyman Doug Nye repaired the men's shower where the seat was ripped out.
- An A/C clogged drain line was repaired and a shower overflow was fixed and cleaned up.
- Jacuzzi timer installation should be completed by week's end.
- The green water in the Econ Fountain will be addressed by adding a tablet to control algae.

Landscaping - Presented by Kenn Bates, Director (not in attendance)

The monthly landscape report from Platinum Landscaping was provided to the Board prior to the meeting.

Communications/Social – Presented by Sharlene Martin, Chairperson (not in attendance)

The deadline for the August newsletter submissions is July 30th. Two articles were suggested: a summary of the Airport Towing information and status of the a/c drain line situation. No social and/or community events are scheduled on the calendar until Halloween.

ReNEW Grant Update

Deidre reported the Orange County Grant ReNEW application for painting of the community perimeter wall was approved. As a recap, the cost will be \$9,990 to paint the wall and the County will match half of that cost. At this time the Association is waiting for the purchase order before the work on the wall painting can begin. Ray suggested a separate line item on the meeting agendas for grant updates until the project has been completed.

The grant application was so good the County will use it as a sample to show other associations of how to apply for one.

Neighborhood Watch – Presented by Tricia Carpenter, Chairperson (not in attendance)

A number of vehicles have backed into the Neighborhood Watch sign at the Falls entrance. No response has been received from the County to move the sign; therefore, the sign will be moved.

Security - Presented by John Busacca, Vice-President (not in attendance)

A homeowner noticed glass in the adult and kiddie pool the previous weekend. Cindy had notified the pool vendor to ensure the glass is cleaned out. After school starts on August 24th, a lot of the prohibited activity and trespassing in the pool area after dark may be reduced.

Security footage will be checked to validate the source of the users of a homemade device allegedly used for drug use found on the couch in the clubhouse the previous Sunday morning around 10 a.m.

Liens/Foreclosures - Presented by John Busacca, Vice-President (not in attendance) No report available.

UNFINISHED BUSINESS

Clubhouse/Pool Security - lighting issue will be closed out at this time due to the expense and complicated installation this job entails based upon the two previous quotes.

Differing Statutes for Community (Ch. 602) and Club (Ch. 608) - No information has been found in previous Boards meeting minutes. Since financials are separate, the community may be in compliance. Deidre motioned to get a legal opinion on this issue. The motion was seconded and was passed by all Directors present.

NEW BUSINESS

2008 Income Taxes - Board signatures were provided.

2008 Year-End Audit - Copies of the report were given to four Board members. Questions regarding the audit can be emailed to Cindy, who in turn will contact the CPA and obtain answers.

Landscaping Lighting – Repair estimates were reviewed. Phil motioned to approve the repair invoice number 09-169 for \$252.00. The motion was seconded and was passed by all Directors present. Phil wants to reduce wattage to 45 watt bulbs from the current 90 watts.

Pool Furniture Replacement - There is \$6,000 in Reserve funds for this item. Ray motioned to allow Phil to spend up to \$500 for lounges and chairs with interchangeable parts. The motion was seconded and was passed by all Directors present.

Carpenter Ants in Fitness Center - Cindy will get a proposal for treating outside of the Clubhouse.

Clubhouse Insurance - Insurance should include host liquor liability on the Clubhouse rentals. Cindy will follow up with Ed Jones Insurance.

MOTION TO ADJOURN was made at 8:45 p.m. Phil motioned to adjourn the meeting. The motion was seconded and passed by all Directors present.

Respectfully submitted by:

Ray Bilodeau, Secretary, The Villages of Rio Pinar (The Preserve) Community Association and drafted by Cindy Montsinger, LCAM Managing Agent, Greystone Management