

# **AGENDA**

**VILLAGE OF RIO PINAR COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 21, 2006 AT 7:00 P.M.  
ON-SITE CLUBHOUSE**

- I. CERTIFYING QUORUM - CALL TO ORDER
- II. PROOF OF NOTICE
- III. INFINITY PLUS PRESENTATION
- IV. APPROVAL OF MINUTES
- V. MANAGER'S REPORT
- VI. FINANCIAL REPORT
- VII. CHAMPION SECURITY PRESENTATION
- VIII. OLD BUSINESS
  - a. Parking – ACC Guidelines
- IX. NEW BUSINESS
  - a. Introduction of David Schaaf - WebMaster
- X. ADJOURNMENT

**VILLAGES OF RIO PINAR COMMUNITY ASSOCIATION**  
**MARCH 21, 2006**

The Oriente fence has been repaired. It was impossible to make the exact duplication but looks much better and has had the approval of Russ and Rich to pay the vendor.

Carole had a lengthy conversation with Daylon Byerly of Adelphia. To make a long story short, there is underground cable from both gates. For the benefit of the security presenter, there is a 715 trunk line which is a big cable. The security company will have to coordinate with Adelphia to make sure their equipment is compatible. The Devcon situation does NOT apply to The Preserve.

There was a request by a Board member for certificate of occupancy from Adelphia. The Certificate of Occupancy is a county document recorded in public records and made with the developer regarding the number of homes built by developer and occupied by homeowners (361). This is not an Adelphia issue.

I will coordinate with him to have his tech and a tech from Access Control meet at the gate for the Channel 63 issue.

Carole and Kathy Craft met after the last Board meeting. Kathy was given copies of the contracts and Carole has copies of the contracts in The Preserve file at Sentry Management.

Jim's Plumbing adjusted the flush lever on power assist toilet for constant running.

Tom of Florida Fitness performed the bi-monthly service on the exercise equipment on March 14<sup>th</sup>. He installed a new rail on #1 treadmill and attempted to replace a frayed cable on the leg raise machine. The cables he had were the wrong part no. so he will reorder and replace the cable at the next regular service around May 15.

Carole placed a service call to Tri-City Electrical Contractors regarding key card reader on men's room pool door that is non-functional. They will send someone out Tuesday afternoon, the 21<sup>st</sup>. They said it sounds like the reader needs to be replaced.

Carole enclosed in the Board packets proposals from Pat of Advance Pools. She is waiting for Pat to provide back up from other associations who have this system. Pat explained to her it is difficult to obtain information #1 since the power bill is usually all inclusive and to break it down will not be easy. And #2 the information he is trying to retrieve is from a property manager from another management company. However, he is working on it. He has provided nothing to date.

Carole coordinated a schedule with Al Baldinelli of Infinity Plus and Rodney Melendez of Champion Security on the Agenda for the Board meeting. Al will present as soon after call to order as possible and Rodney will present around 7:45 p.m.