

**THE VILLAGES OF RIO PINAR COMMUNITY ASSOCIATION, INC.
AND THE VILLAGES OF RIO PINAR CLUB ASSOCIATION, LLC
BOARD OF DIRECTORS MEETING
MONDAY, OCTOBER 16, 2017 - 7:00 P.M.
CLUBHOUSE – 2136 TREYMORE DRIVE, ORLANDO, FL 32825**

MINUTES

CALL TO ORDER - The meeting was called to order at 7:04 p.m. by the association president, Jason Alday.

QUORUM- A quorum of the Board was present: Jack Young, George Ryan, Andrew Perez, Jim Rowell, Dave Mau, and Jason Alday.

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 September 18, 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.

Motion by Alday, second by Young, to approve a counter offer for a settlement on the account of 1901 Winding Oaks Drive as follows: once all assessments, legal fees, and administrative costs are paid in full, any interest or late fees would be waived. Any payment plan would require a \$5,000 down payment with terms not to extend beyond eight months. Unanimously approved.

Motion by Young, second by Ryan, to approve two tree removal proposals from Grasshoppers for a total of \$605 – one on Ashmore and one on Greenwillow. Unanimously approved.

FINANCIAL REPORT – Jack Young discussed the status of the buy-back accounts and the intent-to-lien process.

Jason Alday discussed a law suit filed by a homeowner in response to an ALG collection effort since 2015.

COMMITTEE REPORTS

Architectural Control: Jeremy Nelson gave a report on the current activities of the ARC Committee.

Maintenance Committee: Jason Alday thanked all of the volunteers who have recently assisted in several maintenance projects.

Social Committee: Jim Rowell gave an update on the upcoming Holiday Party and made a request for volunteers.

Neighborhood Watch: Recent incidents of home break-ins were discussed.

BUSINESS

The proposed 2018 Budgets for the COA and Club were reviewed and discussed.

Motion by Young, second by Mau, to transfer \$69,912.40 from the COA operating fund to reserves to settle an outstanding due to. Unanimously approved.

Motion by Young, second by Ryan, to transfer \$25,000 from the Club operating fund to reserves to meet recommended contributions. Unanimously approved.

Motion by Young, second by Mau, to approve the proposed 2018 Budgets for the COA and Club with no change in the Quarterly Assessments. Unanimously approved.

ADJOURNMENT

The meeting adjourned by unanimous consent at 8:52 p.m.

Respectfully submitted
Craig Williams, LCAM
Managing Agent, Greystone Management