

**THE VILLAGES OF RIO PINAR COMMUNITY ASSOCIATION, INC.
AND THE VILLAGES OF RIO PINAR CLUB ASSOCIATION, LLC
BOARD OF DIRECTORS MEETING
MONDAY, DECEMBER 11, 2017 - 7:00 P.M.
CLUBHOUSE – 2136 TREYMORE DRIVE, ORLANDO, FL 32825**

MINUTES

CALL TO ORDER - The meeting was called to order at 7:01 p.m. by the association president, Jason Alday.

QUORUM- A quorum of the Board was present: Jack Young, Dave Mau, Jeremy Nelson, Steve Martin, 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 Martin, second by Alday, to approve the minutes of October 16, November 9, and November 13, 2017 with no corrections necessary. Unanimously approved.

MANAGEMENT REPORT - The report is attached to the original minutes.

FINANCIAL REPORT – Jack Young discussed the status of delinquent assessment accounts.

Motion by Alday, second by Nelson, to approve the filing of liens for 2516 Greenwillow and 2214 Treymore due to delinquent assessment accounts. Unanimously approved.

COMMITTEE REPORTS

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

Maintenance Committee: Jason Alday discussed the replacement of a faulty elliptical machine.

Motion by Nelson, second by Martin, to purchase 12 stop signs with the cost not to exceed \$400. Unanimously approved.

Social Committee: There was no report at this time.

Neighborhood Watch: Recent security issues were discussed.

BUSINESS

The renewal of the Greystone Management contract was discussed.

Motion by Martin, second by Young, to approve the proposed 3-year contract with Greystone Management contingent on language added to allow the cancellation of the Club contract on the event of the Club's dissolution. Unanimously approved.

Proposals for a new landscape maintenance service were reviewed and discussed.

Steve Lazaroff arrived to the meeting at this time.

Motion by Martin, second by Mau, to approve the proposed annual lawn maintenance service from Grasshoppers Lawn Service given that the goal is to: 1) stay within a budget of \$112,000, 2) choose a small local company that makes recommendations and 3) improve the quality of the landscaping to be a premier community. Additionally, a notice of cancellation to Platinum Landscaping will be sent with the effective date of January 15, 2018. Unanimously approved.

The problem of invasive wild ducks was discussed.

Motion by Nelson, second by Martin, to authorize the removal of wild Muscovy ducks in the common areas by association volunteers. Unanimously approved.

ADJOURNMENT

The meeting adjourned by unanimous consent at 8:29 p.m.

Respectfully submitted
Craig Williams, LCAM
Managing Agent, Greystone Management