

RIVER RANCH RV OWNERS ASSOCIATION  
30529 RIVER RANCH BLVD.  
RIVER RANCH, FL 33867  
(863) 692-1116 FAX (863) 692-9707

**Budget and Board Meeting**  
**December 12<sup>th</sup>, 2020 @ 10:00 AM**  
**@ TRAILS END - 800 Long Horn Drive, River Ranch, FL 33867**

**Minutes**

- I. Call to Order was made at 10:05 AM**
  - a. In attendance was Robert Irish, Ken Fisher, Mike Angelica, Rhonda Curtis, Tony Groza, Andy Powell and via TEAMS Ed Stirmers. Courtney Gabbert, L-CAM was also in attendance.
  - b. Quorum was established
  - c. Proof of Notice was provide within the Documents of a 30 day Mail out for the Budget Meeting and in accordance to FL Statutes of 48 hours for the posting of the Board portion of the meeting.
- II. Minutes**
  - a. October 10<sup>th</sup>, 2020 BOD Meeting Minutes – Ken Fisher motioned to approve the minutes as submitted with addendums. Mike Angelica seconded the motion and all were in favor.
- III. Reports**
  - a. Officers –
    - i. President Report – Robert Irish made a statement of receiving numerous compliments on the efforts of the Lawn Care Crew. He also thanked those who decorated for Christmas.
    - ii. Treasurer
      1. Financial report was read. Ken Fisher motioned the report be added to the minutes as an addendum (1).
      2. Aging was reviewed and Mike Angelica motioned for 9 accounts in arrears over 90 days to placed on suspension – removing rights to amenities and voting. (List upon written request only). Ken Fisher seconded the motion and all were in favor.
      3. Mike announced the PPP Loan forgiveness was received in December. This will reflect on the LLC Financials in December, 2020.
  - b. Courtney Gabbert read her Manager’s report. Ken motioned to submit with the Minutes as an Addendum (2). Robert Irish seconded the motion and all were in favor.
  - c. Committee Report:

- i. Rules – Beth Giannone advised a workshop was held on December 5<sup>th</sup>, 2020. They will be hosting another Rules Committee Meeting for their final review and will submit to the Board for their review prior to forwarding to the attorney. Once reviewed by the Attorney, a mail out will be done 14 days prior to the Community before a final presentation to the Board for finalization.
- ii. Social – A discussion was had regarding funding of the Activities Committee. It was suggested they host a workshop.
- iii. LLC
  - 1. Report was submitted to the Board by Van Moore and summarized by Ken Fisher. Ken Fisher motioned to submit the report as addendum (3) to the minutes. Robert Irish seconded the motion and all were in favor.
  - 2. Robert Irish motioned renew Ken Fisher as the Board Member Committee Member to the LLC. Mike Angelica seconded the motion. The vote was 6 to 1 in favor. (Ayes – Robert Irish, Mike Angelica, Rhonda Curtis, Tony Groza, Ed Stirmers, and Andy Powell. Ken Fisher was the nay.)
- iv. ARC
  - 1. Robert Irish reported they were clearing up may issues regarding unlicensed electricians working on property. One particular is working now under an insured and licensed company – verified by the Company owner.
  - 2. Ken Fisher motioned for Roger LaForge to be appointed to the ARC Committee. Mike Angelica seconded the motion and all were in favor. Other members of the ARC will be reviewed and motioned officially at the next meeting.

**IV. Old Business**

- a. Phoenix Tower Update – Andy gave an update of a meeting with John Banner of Phoenix and they are reviewing the agreement and working together in negotiations.
- b. Ratify Sauna repairs (extra costs) – Tony Groza motioned to ratify the decision for the additional costs to the Men’s Sauna at the Mustang Center. Ken Fisher seconded the motion and all were in favor.

**V. New Business**

- a. Phase 3 Tile Work – after discussion, Tony Groza motioned to approve an amount of up to \$1000 in order to include a sink in need of repair. Ken Fisher seconded the motion and all were in favor.
- b. Budget Approval for 2021
  - i. Budget Committee Presentation summarized the minutes from their meetings. Mike Angelica motioned to add minutes as Addendum (4) to the minutes. Robert Irish second the motion and all were in favor.
  - ii. Board Review – after discussion of the remaining \$29K initially recommended to go towards Reserves to be moved to irrigation as there was no amount budgeted for the expense. Ken

motioned the budget be approved as presented other than the \$29K move to irrigation in the final budget. Robert Irish seconded the motion and a vote was had – 5 ayes (Robert Irish, Ken Fisher, Mike Angelica, Rhonda Curtis and Ed Stirmers.) 2 Nays (Tony Groza and Andy Powell). The Budget passed and the Quarterly Assessments will remain at \$725.00 Per Quarter.

- c. Courtney Gabbert offered her recommendation for VMS HOA Management Software after she and Arline Peddle, Office Manager reviewed on an online seminar. It is recommended due to the cost as well as accessibility for owners to review through a portal. As well as better documentation of items such as ARC and Compliance. Ken Fisher motioned to approve the agreement and Mike Angelica seconded the motion. The votes were 4 Ayes (Ken Fisher, Mike Angelica, Rhonda Curtis and Ed Stirmers). The nays were Tony Groza, Andy Powell and Robert Irish. The motion passed.

**VI. Adjournment was made at 12:25PM**

Respectfully submitted:

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Courtney Gabbert, L-CAM

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Date