

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

Board Meeting
April 10th, 2021, 10:00 AM
@ TRAILS END - 800 Long Horn Drive, River Ranch, FL 33867

Minutes

- I. **Call to Order was made at 10:00 AM**
 - a. Present were Robert Irish, Rhonda Curtis, Beth Giannone and Mike Angelica. Through Teams present were Bill Greteman, Melanie Heid and Ken Fisher. Courtney Gabbert, L-Cam was also present via Teams.
 - b. Quorum was established.
 - c. Proof of Notice was given in accordance to FL Statutes.
- II. **Minutes**
 - a. Mike Angelica motioned to accept the January 23rd, 2021 Minutes as submitted. Robert Irish seconded the motion and all were in favor.
 - b. Mike Angelica motioned to accept the March 13th, 2021 Minutes. Robert Irish seconded the motion and all were in favor.
- III. **Reports**
 - a. Officers –
 - i. President Report – Robert Irish announced the next Town Hall would be the 2nd Saturday in May offering a presentation of geothermal heating of pools.
 1. Lake Regatta – River Ranch is still waiting on repairs of Westgate who reports the part is not in and once received should take 1 week to repair. Once complete an owner John Moore offered to assist at a cost reduction to work with the engineer with grading and sodding per the Engineer's specs.
 2. Verizon Tower Update – Communication with John Banner is the tower has met the FAA guidelines and they are moving forward with Phase 1 Environmental report. They are moving forward and hoping to have tower complete by end of the year.
 3. Westgate Update – Robert Irish reviewed briefly a letter received by Tom Sparks of Westgate, stating it would be released in full to the community for feedback
 - a. Westgate Panel Committee would be considered in efforts to work with the Board, LLC and Community

Members to discuss. Volunteers should present their names to the Admin of the resort.

ii. Treasurer

1. Financials were reviewed by Mike Angelica. Robert Irish motioned to approve the report and Beth Giannone seconded the motion. All were in favor.
2. Beth Giannone reviewed some items listed on the Auditor's (Linda Forde) Report, reporting several items were being put in place, such as hiring an assistant for accounting, new programs for various accounting tasks and the separation of offices of Accounting and the GM.

b. Manager Report was read by Beth Giannone on behalf of Courtney Gabbert. Robert Irish motioned to accept the report into the minutes, Ken Fisher seconded the motion and all were in favor.

c. Committee Report:

i. Activities – Rhonda Curtis reviewed the events with success of the Easter Egg Hunt, Food Truck Rallies and Havana Nights, Breakfast and St Patrick's day dinner. Upcoming events were noted another Food Truck Rally and Dueling Pianos the weekend of May 24th. Recognition was given to Mike O'Connor for the fence decorations (St Patrick Clovers, eggs, etc..., Wendy Bateman for her several hosted events and others' involvement in the success of the events being held.

ii. LLC

1. Report submitted by the LLC was read by Robert Irish.

iii. Robert Irish announced he would step down as the liaison from the ARC and motioned for Bill Greteman to replace him on the ARC. Ken Fisher seconded the motion and all were in favor.

1. Clarification was requested by Ken Fisher to who the members were – Courtney Gabbert addressed the inquiry that the motioned members were Jimmy Johnson and Roger LaForge. It was noted the other volunteers assisting would be formerly done at the June Meeting.

IV. **Old Business**

a. AC Mustang Center – Ratification of Action without a Meeting – Mike Angelica motioned the Action without a meeting to be formally accepted into the minutes. Melanie Heid seconded the motion and all were in favor.

V. **New Business**

a. New Committees

i. Audit Oversight Committee – Beth Giannone motioned to form the Committee. She (Beth) would be the Board liaison and members would be Hal Erksine and Christina Weimer. Bill Greteman seconded the motion and all were in favor.

ii. Document Committee – Robert Irish motioned to form the Committee with Beth Giannone as the Board Lisason and members to the Committee, Donna Scheurer-Purre, Sam Quiros, Susan

Fickey, and Pam Devoid. Mike Angelica seconded the motion and all were in favor.

- b. Reserve Study- after discussion and recommendations by the LLC (Ken Fisher) to include WG road cost share and Lake Regatta to be included in the study, Beth Giannone motioned the CAM to negotiate with both companies up to the budgeted amount and approve for the study to be completed. Ken Fisher seconded the motion and all were in favor.

VI. Adjournment was made at 11:20 AM.

Courtney Gabbert, L-CAM

Date