

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

**Special Board Meeting**  
**January 23rd, 2021 @ 10:00 AM**  
**@ Trails End**  
**River Ranch, FL**

**Minutes**

- I. **Call to Order was made at 10:04 AM**
  - a. Present at meeting, Bob Irish, Ken Fisher, Mike Angelica, Rhonda Curtis, and via Teams, Tony Groza and Ed Stirmers
  - b. Quorum established (6 of 6)\*
  - c. Proof of Notice was given within FL Statutes
- II. **Old Business**
  - a. Phoenix Tower Update – Discussion was given regarding the pending contract with leasing land parcel for the Phoenix Tower. Ken Fisher motioned to accept the contract as written, including modified location (pending all codes are met with Polk County). Bob Irish seconded the motion and all were in favor.
- III. **New Business**
  - a. Attorney – Discussion was given regarding 2 presented options for new legal counsel for the HOA. Ken Fisher motioned to approve to accept the Agreement with Wonsetler and Webner, PA of Orlando, FL to be the primary Legal Counsel of the HOA. The outstanding litigation issues were to remain with Kay, Bender and Rembaum, PA until the Board chose to move if need be to Wonsetler and Webner. Bob seconded the motion and all were in favor.
    - i. Collections Policy was reviewed and discussed. Bob Irish motioned to accept the policy and to mail out to owners. Tony Groza seconded the motion and all were in favor. *\*It is noted a caveat of those accepted to pay monthly for financial reasons would remain as monthly and each year moving forward (2022) should present in writing the circumstances for a Board Approval.*

- ii. Bob Irish motioned to add the recently obtained Mustang Center AC Bids to the Agenda. Ken Fisher seconded and all were in favor. Discussion was given regarding the 2 estimates presented. Ken motioned to go back to Ridge for a second bid for the new system and proceed with the lowest. Bob Irish seconded the motion and all were in favor. *\*Owners requested to review the area and asked for consideration to have the AC Companies present other options that may be energy savings in the future. Bob Irish accepted to have this done and the manager will do and present to the Board.*
- iii. Tony Groza motioned to add to the Agenda the newly received Heater for the Phase 3 sauna. Bob Irish seconded the motion. Rhonda Curtis voted no, Ken Fisher no, Mike Angelica yes, Ed Stirmers yes, Bob Irish yes and Tony Groza Yes. Motion passed.
  - 1. After discussion regarding LLC and HOA – Bob Irish motioned the Heater was within the perimeters of the LLC for decision and financial and reverted the decision back to the LLC. Mike Angelica seconded the motion and all were in favor.

#### **IV. Adjournment was made at 10:59 AM**

Courtney Gabbert, L-CAM

01/27/2021

*\*Andy Powel resigned in writing as of January 22, 2021 in writing to the Board President due to selling his property. This was stated during the meeting by Bob Irish.*