

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

**BOARD OF DIRECTORS MEETING Thursday  
Zoom Only September 14, 2023**

**Minutes**

**I. PLEDGE OF ALLEGIANCE/CALL TO ORDER**

- a. Meeting was called to order at 6:00PM.
- b. Roll Call of Directors – Beth Giannone, Christina Weimer, Lisa Chalkley, Bill Greteman. Mark Armstrong, & Lynn Colandrea were on zoom. Van Moore came on at approximately 6:20PM.
- c. Proof of notice was given by Beth Giannone

**II. Approval of minutes July 8, 2023 meeting**

- A. Motion made by Beth Giannone to approve the minutes, seconded by Bill Greteman.

**Ayes 6 Nays 0 – Motion carried.**

**III. Old Business & updates:**

- a. Activities report was given by Lisa Chalkley
- b. LLC email was sent to Board regarding the advertising
- c. Treasurer report: Given by Christina Weimer. Motion made by Lynn Colandrea to approve report, seconded by Mark Armstrong

**Ayes 6 Nays 0 – Motion carried.**

- d. Road repair in phase 3 should be completed by the end of September.

**IV. New Business:**

**A. Rule Change;**

Beth Giannone, I would like to propose a new rule as it relates to golf carts.

This community welcomes the use of golf carts that meet certain criteria for use on the Community's Private roadways and parking areas.

Any owner must register their golf cart which they keep at their lot with the office by submitting proof of insurance in their name or the name of their corporate entity. Owners are strictly liable for anyone entrusted to use the owner's golf cart.

Renters are permitted to bring with them their own golf cart but like owners, must present proof of insurance to the office prior to coming on property AND the

insurance is in their name. They will receive a temporary pass to put on their golf cart.

The association will continue to maintain a fleet of insured golf carts available for rental to both owners or renters to use during their stay and subject to rental terms.  
Seconded by Van Moore

***Ayes 7 Nays 0 – Motion carried.***

**B. For rent signage;**

Motion made by Beth Giannone that no for rent signage is permitted on golf carts the same as on lots. Seconded by Van Moore.

***Ayes 7 Nays 0 – Motion carried.***

**C. ARC Issues;**

a. Motion made by Bill Greteman to include Pole Barns in the definition with Casita & Pavilions which Polk County has done. It will now read Casita/Pavilion/Pole Barn as long as guidelines that currently exist are adhered to, seconded by Beth Giannone.

***Ayes 7 Nays 0 – Motion carried.***

b. Motion made by Bill Greteman for a maximum of 6 month extension on ARC projects for a total of 1 year from start to completion. If not done within the 1 year time frame then the process will need to start again from the beginning, seconded by Beth Giannone.

***Ayes 7 Nays 0 – Motion carried.***

c. Motion made by Bill Greteman to appoint Fort Pollard to the ARC committee, seconded by Lisa Chalkley.

***Ayes 7 Nays 0 – Motion carried.***

b. Motion made by Bill Greteman to table plumbing repairs during construction (sent to attorney for further clarification), seconded by Beth Giannone.

***Ayes 7 Nays 0 – Motion carried.***

e. Lot 404 Motion made by Bill Greteman for an exception to move his motorcycle storage to the rear of his lot with a letter sent to the owner that if lot is sold the storage will need to be removed, seconded by Beth Giannone.

***Ayes Bill Greteman, Beth Giannone, Lisa Chalkley, Lynn Colandrea & Van Moore Nays Mark Armstrong & Christina Weimer – Motion carried.***

f. Lot 350 Motion made by Bill Greteman to fine lot owner \$25.00 per day with a maximum of \$1,000.00 to come compliant for work not done properly and did not have permit, seconded by Van Moore

***Ayes 7 Nays 0 – Motion carried.***

g. Lot 288 is OK to proceed.

h. Lot 581 Motion made by Bill Greteman to bring roof line to 8' per guidelines and they will have 60 days to comply, seconded by Lynn Colandrea.

***Ayes 7 Nays 0 – Motion carried.***

Van Moore had to leave meeting at 7:54pm

**D. Bid for chair lifts at pools;** This was tabled to get additional bid for chair life at one spa and is being sent to the attorney for further clarification on ADA, this will be added to the next meeting.

**E. Bid for paver repair at pools;** This was tabled to get a second bid and will be added to the next meeting.

**F. Bids for pool gate repairs;**

Motion made by Beth Giannone to go with Walters Welding for a total of \$2,050.00 to repair all the pool gates, seconded by Bill Greteman

***Ayes 6 Nays 0 – Motion carried.***

**F. LLC Cooperation Agreement;** This was tabled to get more feed back from the attorneys.

**G. Proposal for fiber optics;** Beth provided basic information that was given to her. Owners will be invited to a town hall for phase 1 (Laura Beth to follow up on date and send out a mail chimp.

**H. Westgate contract update;**

Motion made by Beth Giannone to update amount to pay Westgate by \$9,000.00 for 2024, seconded by Bill Greteman.

***Ayes 6 Nays 0 – Motion carried.***

**I. was a duplicate to fiber optics.**

**J. First aid training;**

Motion made by Beth Giannone to go with Westgate to do first aid training at a cost of \$400.00 for a total of 8 people, seconded by Bill Greteman.

***Ayes 6 Nays 0 – Motion carried.***

**V. Adjourn**

a. Motion made by Lynn Colandrea, seconded by Christina Weimer

***Ayes 6 Nays 0 – Motion carried.***

Respectfully submitted by:

Lisa Chalkley, Secretary