

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

**BOARD OF DIRECTORS MEETING
SATURDAY, October 16, 2021 10:00 AM**

Minutes

I. PLEDGE OF ALLEGIANCE/CALL TO ORDER

- a. Meeting was called to order at 10:08AM.
- b. The Pledge of Allegiance was led by Beth Giannone.
- c. Roll Call of Directors – Beth Giannone, Van Moore, Mike Angelica, William Greteman, Melanie Heid, Rhonda Curtis, all Present

II. APPROVAL OF MINUTES FROM August 21, 2021, August 31, 2021 & September 7, 2021

- a. August 21, 2021 – Van Moore made a motion to accept the minutes as read, seconded by Beth Giannone

Ayes 6 Nays 0 - Motion carried.

- b. August 31, 2021 - Van Moore made a motion to accept the minutes as read, seconded by Mike Angelica

Ayes 6 Nays 0 – Motion carried.

- c. September 7, 2021 – Van Moore made a motion to accept the minutes as read seconded by William Greteman

Ayes 6 Nays 0 – Motion carried

III. TREASURER'S REPORT

- a. Mike Angelica read the Treasurer's Report as of month end September 30, 2021.
 1. Rhonda Curtis made a motion to accept the Treasurer's Report, seconded by William Greteman

Ayes 6 Nays 0 - Motion carried.

IV. MANAGER'S REPORT

- a. Arline Peddle presented the Manager's Report.

V. COMMITTEE REPORTS

a. The committee reports for all committees were presented as noted:

1. LLC Committee – presented by Van Moore

a. Van Moore made a motion to purchase 9 four seater golf cart and 4 seater golf carts, lease will be for 60 months with no residual and no prepayment penalties. Carts will take 1 year to get here and 13 carts will be rented from Bargain Carts until new ones come in. Seconded by Beth Giannone.

Ayes 6 Nays 0 – Motion carried

2. Social Committee – Melanie Heid

a. BethGiannone made a motion to appoint Melanie Heid as liaison for the social activities, seconded by William Greteman.

Ayes 6 Nays 0 – Motion carried

3. Audit Committee – Beth Giannone

b..Beth Giannone made a motion to dissolve audit committee as Newby Management has audit procedures in place, seconded by William Greteman

Ayes 6 Nays 0 - Motion carried.

3. ARC Committee – William Greteman

VI. OLD BUSINESS

- a. Beth Giannone presented Lake Regatta update. Discussion held.
- b. Van Moore presented cell tower update. Discussion held.

VII. NEW BUSINESS

- a. Beth Giannone made a motion to remove existing signers (Robert Irish, Mike Angelica, Rhonda Curtis and Melanie Heid) from the LLC bank accounts at South State Bank, Seconded Van Moore.

Ayes 6 Nays 0 Motion carried.

- b. Beth Giannone made a motion to appoint Roger LaForge to the LLC position, seconded by Van Moore.

**Ayes – Van Moore, Beth Giannone, William Greteman, Mike Angelica
Nays – Rhonda Curtis, Melanie Heid
Motion Carried**

- c. Van Moore made a motion to appoint Lisa Chalkley to the open Board of Directors position, seconded by William Greteman.
Ayes – Mike Angelica, Van Moore, William Greteman, Beth Giannone
Nays – Rhonda Curtis, Melanie Heid
Motion Carried

- d. Beth Giannone made a motion to hire Superior Fence & Rail to build a fence around the dumpster area at a cost of \$8,832.07 to be paid out of reserves, seconded by William Greteman.
Ayes 7 Nays 0 – Motion carried

- e. Beth Giannone made a motion to hire Superior Fence & Rail to replace the length of existing fence coming into the park along the staging area at a cost of \$12,975.41 to be paid out of reserves, seconded by Melanie Heid.
Ayes 7 Nays 0 – Motion carried

- f. Beth Giannone made a motion to change insurance companies to John Dittmore Insurance Agency as of November 1, 2021, seconded by Van Moore.
Ayes 7 Nays 0 – Motion carried

- g. Rhonda Curtis gave an update on bathroom project – Discussion held

- h. Mike Angelica gave an update on Maintenance area project – Discussion held

- i. Discussion of Fines Committee by Joel Weaver (Newby Management)

- j. There will be a roundtable on November 13, 2021 with the LLC

- k. Next Board meeting will be December 11, 2021, which will be the budget meeting

VIII. ADJOURNMENT

- a. Beth Giannone made a motion to adjourn, seconded by Bill Greteman
Ayes 7 Nays 0 - Motion carried. Meeting adjourned at 1:30 PM.

Respectfully submitted by:

Melanie Heid, Secretary