

RIVER RANCH RV OWNERS ASSOCIATION
30529 RIVER RANCH BLVD
RIVER RANCH, FL 33867

BOARD MEETING

August 21, 2021

In Accordance with the FL Statute 720.303.2(b) this meeting was properly noticed.

I. Call to Order at: 10:05am

- Roll Call

Bob Irish

Rhonda Curtis on the phone

Beth Giannone

Melanie Heid on the phone

Billy Greteman

Van Moore

- Establish Quorum
- Proof of Notice

II. Approval of Minutes

Motion was made by Billy Greteman to accept the meeting minutes June 19, 2021, and 2nd by Bob Irish:

- Bob Irish -Yes
- Rhonda Curtis on the phone Yes
- Beth Giannone yes
- Melanie Heid on the phone -Yes
- Billy Greteman - yes
- Van Moore - yes

Motion carries

Motion was made by Beth Giannone to accept the July 28, 2021, Closed Meeting minutes and 2nd by Bob Irish

- Bob Irish -Yes
- Rhonda Curtis on the phone Yes
- Beth Giannone yes
- Melanie Heid on the phone -Yes
- Billy Greteman - yes
- Van Moore - yes

Motion carries

Motion was made by Billy Greteman to accept the August 10, 2021 –Closed Meeting minutes and 2nd by Beth Giannone

- Bob Irish -Yes
- Rhonda Curtis on the phone Yes
- Beth Giannone yes
- Melanie Heid on the phone -Yes
- Billy Greteman - yes
- Van Moore - yes

Motion carries

Motion was made by Beth Giannone to accept the August 16, 2021-Closed Legal Meeting minutes and 2nd by Billy Greteman

- Bob Irish -Yes
- Rhonda Curtis on the phone Yes
- Beth Giannone yes
- Melanie Heid on the phone -Yes
- Billy Greteman - yes
- Van Moore - yes

Motion carries

III. New Business

- Motion was made by Bob Irish to accept Sam Q, Robert Destifano, Lester Tellez, Mark Armstrong, Christina Weimer for the 2022 Budget committee appointments

Rhonda Curtis 2nd.

- Bob Irish -Yes
- Rhonda Curtis on the phone Yes
- Beth Giannone yes
- Melanie Heid on the phone -Yes
- Billy Greteman - yes
- Van Moore - yes

Motion carries

- Motion was made by Bob Irish to accept -Wendy Bateman, Debra Perry, Ester Hernandez for the Activities committee appointments

Rhonda Curtis 2nd.

- Bob Irish -Yes
- Rhonda Curtis on the phone Yes
- Beth Giannone yes

- Melanie Heid on the phone -Yes
 - Billy Greteman - yes
 - Van Moore - yes
- Motion carries

LLC Non-Rental Pool Candidates:

- Christine W
- Pam Devoid
- Marty Stuhl
- Gary Marsden
- Jay Rowe
- Motion was made by Rhonda Curtis to appoint Marty Stuhl - for Non-Rental Program position for the LLC appointment to fulfill term till 10/2022
- Van Moore 2nd the motion

- Bob Irish -No
 - Rhonda Curtis on the phone Yes
 - Beth Giannone -No
 - Melanie Heid on the phone -Yes
 - Billy Greteman - yes
 - Van Moore - yes
- Motion carries

IV. Motion to Adjourn was made by Melanie Heid, Bob Irish 2nd

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BOARD MEETING
August 31, 2021

In Accordance with the FL Statue 720.303.2(b) this meeting was property noticed.

Call began at: 6:02pm

Present on the call – all BOD members

Bob Irish
Rhonda Curtis
Beth Giannone
Melanie Heid
Mike Angelica
Billy Greteman
Van Moore

Meeting was to discuss what the BOD would like to see in the 2022 Budget based on the recommendations from the reserve study, hiring of Newby Management Company and the reorganization of the board.

- I. Old Business
 - i. Reserve Study

The board was sent a copy of the reserve study and asked to provide Mike with their top items to add to the budget for 2022. Those items were the Mold in the Mustang center, storage for the maintenance yard and remodeling the Bathrooms for Phase 3 &4.

After having the Mustang Center properly inspected it was identified that the mold was only in the poker/ card room. Ceiling tiles and come framework were removed and replaced. Cost of the work was approx. \$1800 total. Per Van we are not required to have anyone special come into to work on the mold removal our staff was able to properly do the work.

The LLC will pay to have the mold inspector come back out to test the building again now that the mold has been removed to ensure that the levels are back down.

Maintenance storage- the board agreed on a suggested amount of \$60k, to later be voted on once quotes are provided. Billy will go and get measurements and work with Mike on getting quotes on shipping containers.

Bathrooms – the board agreed on a suggested amount of \$100k, to later be voted on once quotes are provided. Rhonda will get a quote on both bathrooms and see if they can do both for \$100k or less, if not we will work on just phase 3 and budget 2023 for phase 4.

It was mentioned that outdoor lighting and office equipment may need to be updated thought the year and we can discuss if the issues arise where to use the monies from.

ii. Newbie Management

Motion was made by Beth to hire Newbie Management to manage the HOA and LLC starting 10/1/2021
Motion was 2nd by Melanie

Discussion: The contract is a 1-year contract with a 30 day out on either party AFTER the first 6 months to allow all parties to learn the process and functions.

BOD will continue to do the Phase 1 negotiations.

Approx. savings is \$31k

Vote:

Bob Irish -Yes
Rhonda Curtis – Yes
Beth Giannone- Yes
Melanie Heid - Yes
Mike Angelica - Yes
Billy Greteman- Yes
Van Moore – Yes

Motion Carries

II. New Business

i. Reorganization of officers-

Bob announced that he will be removing himself from the BOD as they have sold their lot and will have closed by 10/1/2021. Bob will remain president until 10/1.

Rhonda made a motion to nominate Beth as president.

Mike 2nd the motion.

Vote:

Bob Irish -abstained
Rhonda Curtis – Yes
Beth Giannone- Yes
Melanie Heid - Yes
Mike Angelica - Yes
Billy Greteman- Yes
Van Moore – Yes

**The bank account for South State Bank will be be updated to add Beth Giannone and remove Bob Irish, keeping Melanie Heid, Mike Angelica and Rhonda Curtis as signers.

Bob will continue to work with getting Lake Regatta completed.

Melanie made a motion to close meeting

Bill 2nd the motion.

Meeting adjourned at 6:54 pm