

IPending approval by the RU1NA Board of Directors

Rivendell Unit 1 Neighborhood Association, Inc.
591 Meadow Sweet Circle, Osprey, FL 34229

Minutes of the Board of Directors Meeting
March 24, 2022, 7:00 p.m. EST
(Conducted in person and via Teleconference)

Call to Order President	Marilee, President, called the meeting to order at 7:00 pm
Confirm Quorum	Marilee Casale, Jim May, Kathi Webber and Carole Myles in person. Bob Metelko and Kathi Webber was in attendance via teleconference call. Three (3) homeowners also joined the call. Ten (10) were present.
Proper Notice	A proper Notice and Agenda was sent to all homeowner via email and posted on the neighborhood bulletin board on 3/22/2022 at 1:30 pm.
Adopt Agenda <i>Motion</i>	Upon a motion by Carole Myles and seconded by Jim May. The agenda was unanimously approved.
Approve Minutes <i>Motion</i>	Upon a motion by Bob Metelko, seconded by Carole Myles the minutes of the February 24, 2021. Board meeting was unanimously approved.

Opening Comments

Welcome

If you are here at the clubhouse and you are not vaccinated, we strongly encourage you to wear a mask. Anyone who is vaccinated and wishes to wear a mask, can do so.

Welcome everyone and thanks to Bob Metelko for hosting tonight's call; and to Chris Smith for arranging the TV monitor and setting up internet access at the clubhouse so both in-person as well as online members can fully participate.

Treasurer's Report

Operating within budget. Expenses are up slightly in March but we are under budget for the year.

Six months of operations are in the bank

Reserves are strong. We will be seeing bills hit this account that support the rehab of the clubhouse

See report for full details

Committee Reports

Finance and Budget

The Treasurer's Financial Report attached serves as the Committee Report. Currently, the Chair position is vacant for Finance & Budget Committee.

Landscape

Carole Myles presented the Landscape Committee report (see attached).

Highlights:

- Greentopps has been doing a great job.
- They are focused on leaf pick up
- Irrigation team has not been in since January as we were without irrigation for a while
- Tree trimming completed. Another queen palm was removed due to disease. It took two days to get all materials picked up.
- Green Edge were in today for weed bugs mitigation and fertilization

- Looking at which yards will be replacing their shrubs this year.
- We will also be review needs for sod.
- 522-530 Swales behind the houses needs to be addressed prior to the wet period
- Please do not put out debris for Greentopps to pick up on Tuesday. They have all max amount that they can put in their truck.

Facilities Management

Mirasol replaced four (4) panels that are under warranty.

Painters are finishing up on the Clubhouse

Dan M is going to come back as our facilities lead.

ARC

Three requests are in to be reviewed next Tuesday.

Communications

Welcome Committee – handbooks have been distributed

Social: Sunday coffee and cocktails by pool was a great success. St. Paddy’s Day party was a huge success.

Next event: Bingo night 3/26

Big Riv Communications – 3 articles submitted for the Big Riv Newsletter. Easter Bonnet (April 17), John Martin Service on the Board. Thank you, Strawberry Social.

Old Business

Cameras at Entrance

One camera facing the entrance. We have had had a car broken into and had an instance where people took items. Chris Smith worked with Big Riv was contacted to find out what brand they were using on their pool area.

Clubhouse Renovations

Trying an option at \$200 to testing. Video will be saved for 1 week and available for police if needed.

Thanks to Steve Bragg and Joe Casale. For installing New faucets, fixing the bathroom doors.

New Vanity Lights in Bathrooms & ceiling lights in Men's Room (Women's Room to follow)– Thanks to Jim May.

TV has been wired and installed. Thanks to Bill Ordman, Chris Smith and friend/som.

Hardware – handles have been replaced.

Curtains are back up thanks to Julie Payleittner, Debbie Craddock, Marilee Casale and Chris Smith

Painting is almost done. Down spouts, dormers, men's room will be completed by next Tuesday.

Four new Patio tables should be in April.

Two incidents have happened over night in the bathrooms. We are currently locking the bathroom at night. We have keyed the locks to the same as clubhouse. We are asking residents to

New Business

Canopy Designations

Bob Dombrowski had shared some older information on canopy designation. The county (Darren Simones) and Marilee Casale & Steve Bragg met to discuss what our needs. The county will only do trimming over road. The county indicated if we have a certified arborist do the trimming we can still

Canopy designation committee, David Simone, Marilee Casale and Steve Bragg are meeting on April 5th. We are trying to determine if there is any advantage to becoming a canopy

designated community. Updates to follow in the April board meeting.

Storm Water Drainage

Impacts folk from 522 to 532. Over the year the swales have been impacted by settling/sod replacement. The pitch is not proper to allow drainage. The county has order to clean the back fence area around the drainage area. They will also give us recommendations on how to deal with pitch going forward. 30 days

Board of Directors Comments

Thank you to Marilee for all her work on the clubhouse.

Homeowners Comments

1. Trees. Is there any long term solutions around the trees around the canopy? We understand that the Oaks may need to be replaced going forward. Long-term, we need to decide if we have sidewalks or trees. These items will be discussed in the upcoming meeting with the county. Concern the holly trees are not canopy trees.
2. Reminder: Bob Axiom's Celebration of Life. It is neighbor to neighbor. April 2nd in morning. Dedicate the bench with a plaque.

Next Board Meeting

Apr 5, 2022, 4-5 Working Session for the Board.
April 21, 2022, 7 pm via ZOOM.

Adjournment

Upon motion by Jim May, seconded by Kathi Webber, it was unanimously resolved to adjourn the meeting at 7:40 p.m. EST.

Kathi Webber, Secretary

Mar 24, 2022

MSC Monthly Financial Report

Report on February 2022 Financials

March 24, 2022

Overall, we continue to operate within or below budget.

INCOME AND EXPENSES:

February's operating expenses were a little higher than January's, as to be expected, as bills have started to come in. However, each month's expenses were below budgeted expenditures, so we are still "under budget" for the year.

It is too early to look for trends among individual operating lines. For example, our landscaping expenses haven't hit yet. We'll have a better idea after the March statement which will show our first quarter patterns.

Our fund balance at the end of February was \$303,533, but that amount reflects all of our first quarter assessments. Our March expenditures will have to come from this amount so it will even out. Still, we have a healthy fund balance with approximately 6 months' worth of operations in the bank.

There are no significant or out-of-the-ordinary accounts payable.

RESERVES:

RU1NA had no expenses from Reserves in February. But that will change in March as invoices for some of the Clubhouse improvements start to come in.

A/R Aging:

Our Accounts Receivable Aging Summary indicates only three residents are behind in assessments totaling about \$2,500. Since then, two payments have been received so our March Aging will show only one resident in arrears. That is in the standard collection procedures process. We're in a better situation with assessments in arrears than we have been for a while, thanks to the diligence of our board president.

Submitted by Jim May, Treasurer

MSC Facilities Report

March 2022

Marisol Solar came over and replaced four of our solar panels

The painters have begun work on the clubhouse, and it is going well.

March 24, 2022

Landscape Committee Report

Activities Since Last Report: We have a new crew that is doing the work for the neighborhood and they are doing a nice job. A new crew was part of our decision to keep GreenTech Landscapers when they showed us they were able to commit to our needs. The landscapers have been keeping up with trimming and blowing leaves for pickup. Grass has not needed to be mowed.

We have not had rain and irrigation pump has not been fixed yet, so Irrigation Team have not been here for the wet checks since January. This past week Chris Smith has rigged up a camera to watch the PSI on the pump allowing us to water finally. Chris has reset the timers and provided everyone of the new scheduled watering. Please don't change any settings yourself.

We have completed the yearly tree trimming with GreenTopps this past week. With our oaks getting lots bigger, it required the trimmers to climb the trees on several lots, which costs more.

We also had to remove another Palm due to disease.

We will continue with picking up all the leaves and once they had to return the next day to finish since truck was filled.

GreenEdge was here Wednesday to complete their required weed, bug and fertilization of the plants and grass. We have not received the soil report yet from GreenTech, but I'll inquire for results.

PENDING /UPCOMING ACTIVITIES: We will start to consider yards that need plants or removal of dead ones to be replaced. Since we have a little more funds this year we will try and do more yards.

All yards will be looked at to see if grass needs to be replaced. We will wait for the start of Spring rains before planting or sodding. Last year we experienced a bad

load of sod and had to be replaced so we will find out who is the supplier prior to our order. GreenTech did replace sod without cost to us.

BUDGET CONSIDERATIONS: We are within our budget and don't foresee any issues of upcoming costs.

RECOMMENDATIONS FOR THE BOARD: The swale behind some of the homes is being looked into for corrections.

Carole Myles Landscape Chair

MSC Communications Committee Report

Board Update

March 22, 2022

Activities since last report:

Welcome Committee: The Handbooks have been distributed to all owners/residents. A big thank you to all of the volunteers for their assistance with this task.

Social Committee: We've been busy this past month with a variety of social activities. Despite the weather, our St. Patrick's Day Party was well attended and a big success. We also enjoyed the March Sunday Coffee and Cocktails by the Pool. We thank the volunteers who organized and helped with these activities, as well as those who attended. Our next event is Bingo Night, this Saturday, March 26th.

General Communications:

- Three articles about the Cottages were submitted to the Woodlands Word for publication. They included an article thanking John Martin for his service on our HOA board, an article with photos of the Strawberry Shortcake Party and an informative article requested by the Big Riv Communications Chair about our upcoming Easter Bonnet Sunday.
- Periodic community updates and news were emailed to owners and residents.

Pending/Upcoming Activities: Community news communications as needed.

Budget Considerations: None at this time.

Recommendations for Board review: None at this time.

Submitted by Jim and Marylin May
Communications Committee Co-Chairs