Gmail

Board of Directors Rivendell <rivendellboard@gmail.com>

RIVENDELL NOTICE - Board of Directors Meeting Wednesday November 18th 2026 at 6pm

1 message

Rivendell <rivendellboard@110037850.mailchimpapp.com> Tue, Nov 17, 2026 at 9:33 AM
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RIVENDELL

All Rivendell Owners,

A Rivendell Board of Directors meeting will occur on Wednesday November 18th 2026 at 6pm at Our Savior Lutheran Church 2705 N. Tamiami Trail, Nokomis, FL 34275. This meeting will also be available on ZOOM.

Please see the meeting CONNECTION DETAILS and NOTICE/AGENDA below.

You can attend the meeting in person or connect via a Telephone, Computer, Tablet or Smartphone using zoom.

Sincerely

Rivendell Board of Directors

RIVENDELL COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING
CONNECTION DETAILS

NOTE: BE SURE TO MUTE YOUR AUDIO WHEN NOT SPEAKING

Connect by Telephone:

- Phone Number: +1 646-876-9923
- Meeting ID: 517 071 7192
- Meeting Password: 34229

Connect by computer, smartphone or tablet:

- Install the ZOOM app on your device. Use a web browser and go to zoom.us to download and install the zoom app. You DO NOT need to create a zoom account, you just need to have the zoom app available on your device.

- Click the following meeting URL and follow the prompts. The zoom app will be started and you will be connected to the meeting:

  https://us02web.zoom.us/j/5170717192?pwd=NmdtZkd0NklGdDhOVmZNYlc3NzUydz09

- NOTE: When you are in the meeting you may need to tap/click the screen and then tap/click ENABLE AUDIO and ENABLE VIDEO. These zoom options are usually off by default and you need to enable them to be seen and heard. Be sure to MUTE when you are not speaking.

- **If you already have the zoom app installed and you want to connect manually you can start the zoom app and click JOIN MEETING and use the following meeting ID and Password:**

  Meeting ID: 517 071 7192
  Meeting Password: 34229

RIVENDELL COMMUNITY ASSOCIATION, INC.

A Corporation Not-for-Profit

NOTICE OF BOARD OF DIRECTORS MEETING

NOTICE IS HEREBY GIVEN that a meeting of the Board of Directors of Rivendell Community Association, Inc. will be held at the date, time and place posted below:

DATE: Wed, November 18th, 2026
TIME: 6:00 pm

PLACE: Our Savior Lutheran Church
2705 N. Tamiami Trail,
Nokomis, FL 34275
This meeting will also be available on ZOOM

AGENDA

1. Call to Order
2. Determination of a Quorum
3. Proof of Notice of the meeting
4. Approval of Minutes from September 16, 2026 and October 28, 2026
5. President's Report
6. Treasurer's Report
7. Secretary's Report

8. Committee Reports:

a. Architectural Review

Committee (ARC)

1. Update on ARC guideline revision discussions

b. Ponds and Preserves Committee

1. Update on P&P committee and stewards meeting.

2. Proposal by Beautiful Ponds for remediation of thirteen preserve incursions sites and planting timing.

3. Consideration for P&P committee to have a NTE $500 annual expense available for nominal purchases without prior Board approval.

c. Maintenance Committee

1. Community Lighting: Landscape Uplights Replacement/Upgrade or Repair

a. Proposal 1: Replace all 68 current up-lights with color-programmable LED lights. This estimate would include the new lighting, any repairs needed to the post, all electrical work, and installation. This would allow us to change the lighting for different seasons and holidays and save on electricity. Not to exceed $15,000

OR

b. Proposal 2: Repair the current up-lights. There are currently 11 lights that are not working, and some of the light mounts need additional repairs and possible replacement. Not to exceed $3,200.

2. Ratification of November 4th Irrigation Inspection Repairs (Greentopps)

a. General repairs made on November 9th - Greentopps - $422.47 (Estimate #4664 / Invoice #3049)

b. Repair on Zone 8 / Controller 1 leak caused by overgrown and engulfed tree roots. Repair was completed on 11/13/26. – Greentopps - $372.00 (Estimate #4725 / Invoice #3063)

3. Ratification of Pool Service Call Expense – Flow check and replacement of fan motor run capacitor on control unit – Healthy Pools - $225 (invoice # 1027263)

d. Compliance Committee
e. Fining Committee
f. Communications Committee
g. Social Committee
h. Emergency Response Team - CERT

9. Old Business

10. New Business
    1. Update on Property Manager position and plan for moving forward
    2. Grant application to START - 2027 funds NTE $10k from Rivendell with matching $15k from START

11. Owner Questions and Feedback
12. Next Meeting - December 16, 2026
13. Adjournment

Additional Agenda items may be posted at least 48 hours prior to the meeting as required by Florida Law

Please do not mark this email as SPAM or JUNK or UNSUBSCRIBE. If you do so then you will not receive future email communication from Rivendell.

Please do not reply to this email as the rivendellboard@gmail.com account is not monitored for responses. Please contact the Property Management company directly for any questions or assistance. Contact information is available on the Rivendell website HERE.

VISIT THE RIVENDELL WEBSITE

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Rivendell Home Owners Association (HOA)

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