
RIVENDELL NOTICE - Board of Directors Meeting Wednesday September 16th 2026 at 6pm

1 message

Rivendell <rivendellboard@110037850.mailchimpapp.com>

Tue, Sep 15, 2026 at 9:11 AM

Reply-To: rivendellboard@gmail.com

To: rivendellboard@gmail.com

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All Rivendell Owners,

A Rivendell Board of Directors meeting will occur on Wednesday September 16th 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.

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, September 16th, 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 August 19, 2026.
5. President's Report
6. Treasurer's Report
7. Secretary's Report
8. Committee Reports:
 - a. Architectural Review
Committee (ARC)
 - b. Ponds and Preserves Committee
 - c. Maintenance Committee
 1. Ratification of Emergency Hornet's Nest Treatment and Trail Closure Authorization at Pine View Nature Trail: First Response Bug Guys LLC - \$350
 2. Ratification of Emergency Pool Repair Authorization: 5 hp B1000 Century motor, Viton shaft seal, Pentair housing & diffuser gasket, seal plate & impeller replacement – Healthy Pools LLC - \$2,100

3. Ratification of Emergency Irrigation Repair for Crescent Park
Irrigation Leak: Greentopps Estimate #4160 - \$1530.

4. Dead Tree Removal: Rivendell Parks and Common Areas –
Greentopps Estimate #4105 – not to exceed \$6100

5. Irrigation System Repair and Upgrade: Includes clock, smart port, 3
station module, & labor – Greentopps Estimate #4185 – Not to exceed
\$900

6. Pine View Path Tree Maintenance: Includes trimming trees along the
path to lift the canopy and removal of dead trees and limbs to our
property line – Greentopps Estimate #4192 - \$3,800.

7. Pine Pond Weed Control: To help newly planted cedars to become
established. 1 year of monthly maintenance at \$150 a month. Greentopps
Estimate # 4193 - Not to exceed \$1,800.

8. Cottages Irrigation Set Up for Banyon Tree Park Project: Greentopps
Estimate #2663 - \$494.16

9. September Bi-Monthly Irrigation Inspection Repairs: Greentopps
Estimate #4157 - not to exceed \$1,7000.

10. Discussion and possible action regarding the Maintenance
Committee's request to increase its authorized monthly spending limit for
community repairs without prior Board approval from \$1,000 to \$2,000.

d. Compliance Committee

e. Fining Committee

f. Communications Committee

g. Social Committee

h. Emergency Response Team - CERT

9. Old Business

a. Discussion on need to hire a Maintenance Manager to run the
Maintenance Committee, as well as perform maintenance related work as
needed.

10. New Business

a. Community tribute/memorial to Larry Dobias

b. Budget workshop on Monday, September 28th, as well as overview of

the 2027 budget development process

c. Ratification of Lawn and Landscape Maintenance Services for a Residence Requiring Immediate Upkeep: Owner is deceased and no responsible party is currently available to maintain the property. Initial cleanup cost of \$250 and ongoing monthly maintenance cost of \$150 a month to be performed by Rogelio Alvarado.

11. Owner Questions and Feedback
12. Next Meeting - October 15, 2026
13. Adjournment

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

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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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