

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

Minutes of the Board of Directors Meeting
Dec 15, 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, Kathi Webber, Carole Myles - in person at the Clubhouse. Bob Metelko attended on Zoom. Jim May was absent. Five (5) homeowners also joined the call.
Proper Notice	A proper Notice and Agenda was sent to all homeowner via email on 12/13/2022 at 5:04 pm.
Adopt Agenda <i>Motion</i>	Upon a motion by Carole Myles and seconded by Kathi Webber. The agenda was unanimously approved.
Approve Minutes <i>Motion</i>	Upon a motion by Carole Myles, seconded by Bob Metelko the minutes of the November 17th Board meeting was unanimously approved.

Opening Comments

Welcome

Welcome everyone and thanks to Bob Metelko for hosting tonight's meeting on Zoom. Thanks to the homeowners joining us tonight

Treasurer's Report

Operating & Reserves are healthy. Income was slightly higher for November and year to date. Expenses upcoming will be for mulching and sod in November and December

Reserves are strong.

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

New section process for mowing has started

Phase 2 planting complete. Clubhouse has received great feedback on the revamp

Sod measured. The residents with fresh sod may need to be called on to help with irrigation. 15 minutes daily for 2 weeks

Jan 16/17th for repaving the alley. Drop clothes for white picket fences will be provided

Weeds were treated again this past week as the last application did not take.

Artificial grass – Not allowed under the Big Riv covenants

Facilities Management

We have had the soffits fixed on the clubhouse.

3 Street Lights needed new sensors. Three bulbs were also burned out. Bob is going to work on these when he returns.

ARC

There are no outstanding ARC requests in for review.

Note: Artificial Grass inquiry from an owner was discussed and denied as it not allowed under the Big Riv ARC rules.

Another ARC request was submitted asking for their own irrigation system. This was denied as Irrigation is the responsibility of the association according to RU1NA covenants.

Communications

Social Committee met and are planning some exciting events this year. First Happy Hour was held and a wonderful turnout; thanks to the Payleitner's for hosting.

Thanks to Jim and Julie Bradley for the holiday pizza party.

Suzanne Metelko is organizing the luminaries.

Check out Stretch classes, Girls Lunch out, and Men's breakfast.

In January, join your neighbors for Happy Hour, Heritage Potluck and other events.

Old Business

Greentech Addendum

Greentech and members of the Board met starting in September to add an additional layer of management to our current contract . This is due to limited volunteers oversee crews and work results. Cottages has a significant diverse flora/fauna that requires in depth landscape knowledge. We also have home owners that have different expectations around landscaping.

This will be an addendum to our Greentech contract – cancellable at any time if we deem it is no longer required. They will charge us: 1,500/mo (18k per year). Chuck is expected to be the on-sight supervisor and the point of contact for any homeowners with questions on the day of service.

GreenTech will provide monthly reports/quarterly onsite walk-throughs, and a weekly supervisor on the premises.

Motion: Kathi Webber made the motion to add the addendum to Greentech’s contract to provide this liaison role for 18k per year cancellable at any time if needed. Seconded by Bob Metelko. All were in favor.

Security Cameras

We had a homeowner that had her car broken into when parked overnight in her driveway. The quality of our clubhouse camera was not sufficient to capture anything. We have a security company coming out tomorrow to give us a recommendation. This will need to be taken up again in January. Recommend we also post some signs that we are monitoring

Board Candidates/Annual Meeting

Jan 28 – Meet the Candidates (10 am)
Feb 1 – Packets to homeowners
Feb 16th – Annual Meeting

New Business

Board Comments

A year in review:

- Thank you to everyone. We are ending with healthy financials due to everyone stepping up and contributing
- Major renovation to clubhouse and landscaping at clubhouse
- Over 19 homes had new landscaping as part of our multi- year plan
- Big Trim really saved us with Hurricane Ian
- Improved security
- Improved Shower/Access to the Pool and restrooms
- Storm water repair
- Hurricane Clean-up was really led by our neighbors, and we are in a great condition due to their time and commitment. Thank you, Carole, Bert, Chris, Steve and others for all their work.

Homeowners Comments

Congratulations to a great year.

Alley sealing - We will allow parking on the street when the alley is being sealed.

Potluck Dinner – January 21st. “Heritage Potluck Dinner” Bring something to represent your heritage.

Next Board Meeting

Jan 19th, 7pm

Adjournment

Upon motion by Kathi Webber. seconded by Carole Myles. All were in favor. 7:48 pm. EST.

Kathi Webber, Secretary

Dec 15, 2022

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LANDSCAPE COMMITTEE REPORT

ACTIVITIES SINCE LAST REPORT: We have started our new schedule for the neighborhood's trimming and mowing and for the past weeks see that it does need some considerations. We will continue working on it so all will understand, and all sections will be completed in one month.

PENDING/UPCOMING ACTIVITIES:

- We have finished the Phase II plantings. The clubhouse has been replanted completely and have received good reviews on selections.
- The hard trim will be completed soon but no date has been given on commencement. We have received the sod estimate and it has been approved. We are waiting for the start date and will let community know when it has been set. This is within our budget.
- The alley resealing has been rescheduled for January 5th and 6th. I will notify all residents that have garages in the alley since you won't be able to drive down alley until application has dried.
- GreenEdge was requested to return for spraying our weeds since prior application did not kill them. They tried a different spray on 3 homes as a test and weeds will turn white so you know that it is working. They returned this week to treat with this spray on weeds and also fertilize the palms. In some areas the grass looks a little white but I was told it won't kill the grass from the spray Tenacity.

BUDGET CONSIDERATIONS: We continue to stay within our budget.

RECOMMENDATIONS FOR THE BOARD: Artificial grass in our yard's discussion, County Road draining issues and sidewalks lifting, also. Carole Myles Landscape Committee Chair

MSC Monthly Treasurer's Report

Report on November 2022 Financials

December 15, 2022

While it might sound repetitive, our latest monthly financial report continues to indicate that we have maintained a healthy financial condition for our Association.

INCOME AND EXPENSES:

For November, our income was marginally more than budgeted, mainly due to a slight increase in Reserves interest income. Every expense category was under budget for the month.

RESERVES:

The soffit repairs to the clubhouse were our only reserve account expense for November. We continue to maintain healthy balances in all our **Reserve Accounts**.

BUDGET:

Next month's report will include a more detailed summary of our operating and reserve expenses that went toward maintaining our landscaping and updating our common areas.

Submitted by Jim May, Treasurer

MSC Facilities Committee Report

December 15, 2022

The soffit around the clubhouse has been replaced.

There were 3 street lights in need of new sensors. I got the one in front of Chris and Deb Smith's house replaced. I got stopped fixing the one on the southwest side as it will require removing the mailboxes from the ground mount and replacing the wires as well as the sensor. The third is waiting for me to return this Saturday.

Three lights had burnt out bulbs. There were two spare bulbs in the clubhouse, and I used them, but they are not the nice bright replacements that Dan has been using. I will make a trip to Ace Hardware when I return, purchase matching bulbs, and replace all three bulbs. I'll also make sure we have some spare matching bulbs.

MSC Communications Committee Report

Board Update

December 14, 2022

Activities since last report:

Social Committee: Our first Happy Hour on the Porch, held on November 18th, was well attended. We thank Julie Payleitner for getting this social activity off to a wonderful start. The Tree Trimming/Pizza Party on December 3rd certainly put us in the Christmas spirit. Thanks to Jim and Julie Bradley for hosting this event. Thanks also, to the volunteers who helped make our Clubhouse so festive. Suzanne Metelko is organizing the Christmas Eve luminaries. Anyone who is interested in helping should contact Suzanne. The first Social Committee event of 2023 will be Sunday Morning Coffee on January 8th. Jan & John Martin, Audrey Sweeney, and Llwana Probst will be our hosts. Other upcoming January events include: Girls Lunch Out, Happy Hour on the Porch and a Heritage Potluck Dinner.

General Communications:

- Community updates and news were emailed to owners and residents.
- Several Neighbor-to-Neighbor messages were sent out at resident request.

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 Marilyn May

Communications Committee Co-Chairs