

Approved by the RU1NA Board of Directors on 11/20/2020

Rivendell Unit 1 Neighborhood Association, Inc.

591 Meadow Sweet Circle

Osprey, FL 34229

Minutes of the Board of Directors Meeting

October 22, 2020

7:03 p.m. EST

(Conducted via Teleconference)

- Call to Order** President John Martin called the meeting to order at 7:03 p.m. EST.
- Confirm Quorum** John Martin, Robert Metelko, Marilee Casale, and Kathi Webber (newly appointed director) were in attendance via teleconference call. Five homeowners also joined the call.
- Proper Notice** A proper Notice and Agenda was sent to all homeowners via email on 10/20/20 at 3:02 p.m. EST.
- Adopt Agenda
*Motion*** Upon a motion by Bob Metelko and seconded by Marilee Casale, the Agenda was unanimously approved.
- Approve Minutes
*Motion*** Upon a motion by Bob Metelko and seconded by Marilee Casale, the minutes of the September 24, 2020 BOD meeting were unanimously approved.
- Opening Comments**
Welcome President Martin welcomed everyone and announced the interim appointment of Kathi Webber to the RU1NA Board, following the resignation of Beverly Piraino this month. On behalf of the Board, he thanked former Board members Beverly and Bill Vanik, both who have sold their homes, for their time and talents donated to our community over the years. John also thanked our host Bob Metelko for organizing Board meeting call via Zoom.
- Treasurer's Report**
September 2020 The Treasurer's Financial report was given by Bob Metelko and is attached. As of the latest October Aging Report, 8 owners are past due on their 4th quarter dues. All are encouraged to utilize auto-pay to avoid late charges and ensure payments are received on time.
- Committee Reports**
Finance and Budget The Treasurer's Financial Report attached represents this Committee Report. Currently, the Chair position is vacant for Finance & Budget Committee.
- Landscape Carole Myles presented the Landscape Committee report (see attached).

Facilities Management	Robert Metelko provided the Facilities Committee report (see attached).
ARC/Compliance	John Martin explained that the Cottages ARC Committee has been disbanded. He will continue to accept all Cottages ARC Request forms, review the requests against our Rules and Covenants with other Board members, and then forward the paperwork to Lighthouse Property Management. Lighthouse collects all requests and provides them to Big Rivendell's ARC Committee Meeting for final review. Joe Casale has volunteered to be the Cottages representative on Big Rivendell's committee going forward.
Communications	Marilee Casale reported on behalf of the Welcome Committee, Social Committee and general correspondence. Her report is attached.
Old Business Pool Reopening	John Martin reported on the status of the pool reopening. The tasks agreed to with the Pool Reopening committee are being cared for, including ensuring disinfectant spray and wipes are available, attendance doesn't exceed 50% capacity, and pool users have signed waivers and are being tracked.
New Business Board Turnover & New Director Appointment	John Martin discussed the interim appointment of Kathi Webber to the RU1NA. Kathi is a former Board member, serving as Secretary and Treasurer. Her experience will be a great asset to the Board.
Board of Directors Comments	John Martin highlighted his areas of focus in the next month: 1) working on our 2021 Budget with Bob Metelko, Kathi Webber and Steve Bragg; 2) continue working to document the agreements between Big Rivendell and the Cottages on matters such as the pool, irrigation pump and common areas; and 3) processing Cottages ARC Requests and working with Big Rivendell on a compliance solution.
Homeowners Comments	One homeowner thanked the Board for their work and for replacing the landscape in front of her home; another asked for assistance on their street lamp.
Next Board Meeting	Thursday, November 19, 2020 at 7:00 p.m. (via Teleconference)
Adjournment <i>Motion</i>	Upon motion by Bob Metelko, seconded by Marilee Casale, it was unanimously resolved to adjourn the meeting at 7:56 p.m. EST.

Marilee Casale, Secretary

October 22, 2020