

Grand Vista at Riverwood

Budget Meeting Minutes

Date: Monday, November 23rd, 2021

Time: 10:00 A.M.

Place: via Zoom Platform

Call to Order: The meeting was called to order at **10:05 A.M.**

Board Members Present: Gary Smith, President
Gary Fulk, Vice President
Lou Bonacorsi, Secretary
George Major, Treasurer

Board Members Absent: Stan Morris, Director

Also, Present: Leslie Phillips, CAM Property Manager, Star Hospitality Management

Quorum: A quorum of the Board was noted.

Notice: Notice of the meeting was posted on the bulletin board located at the Riverwood Activity Center 48 hours prior to the Meeting in accordance with Florida State Law.

A motion was made to approve the meeting minutes as written from 11-01-21.

MOTION: Lou Bonacorsi

SECOND: Gary Smith

Motion passed unanimously.

OFFICERS REPORTS:

- President briefly spoke about the reason for the meeting today being about the Budget for 2022.

OLD BUSINESS: None

NEW BUSINESS:

- George gave a brief overview of the Financials and spoke to the increase in Insurance and mulch costs. The dues are set to increase by 2.7% and that will run about \$50 more per quarter, per owner. Mentioned there were rumors regarding owners having to pay for a special assessment on the roofs/road. Board wanted to assure everyone this is NOT true.

A motion was made to Adopt the 2022 Budget as proposed for GVR.

MOTION: Gary Smith

SECOND: Lou Bonacorsi

Motion passed unanimously.

- Gary went over the Insurance deductibles for Flood \$5000 per bldg., Hurricane 3%, and All other peril at \$2500 per occurrence.

HOMEOWNERS FORUM:

- New owner asked when are the meetings for Grand Vista? Board advised that they are on an as needed basis, but we usually have 4 a year. One for the Annual, one for the Budget workshop, one for the Budget adoption and one more for a follow-up meeting.
- Another owner asked if Brightview was still the landscaper. Board replied that yes, they are still the landscaper is scheduled to finish out their contract until 2023.

NEXT MEETING:

- The next meeting is going to be the Annual Meeting, which is scheduled to take place on February 7, 2022, in person at the Riverwood Amenities Center at 10am.
- Board asked the CAM to check with Brightview on when they are going to be spraying the mulch beds so that the mulch can be put down soon.

A motion was made to adjourn the meeting at 11:16 a.m.

MOTION: George Major SECOND: Gary Smith

Motion passed unanimously.

Respectfully Submitted by

Leslie Phillips, CAM, CMCA

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For the Board of Directors