

Woodland Villas at Rivendell, Inc

Annual Membership Meeting Minutes

March 18, 2024

The Woodland Villas at Rivendell, Inc held their annual membership meeting on March 18, 2024, at Our Savior Lutheran Church, 275 N. Tamiami Trail, Nokomis, FL 34276.

Call to Order - John Barron called the meeting to order at 7:31

Proof of Notice - Notice of the annual membership meeting was mailed and emailed to all owners in accordance with the association's bylaws and Florida state laws.

Minutes - Last year's annual minutes were previously approved. Minutes from the November 13, 2023 meeting were read out loud by Ron Grinnell.

Alex Elshimy made a motion to approve the November 13, 2023, minutes, John Barron seconded the motion and all approved.

Presidents Report – John Barron advised that he spoke to Peter ? regarding sod replacement scheduled for April. An increase in sod prices could affect the total cost. John also discussed the importance of irrigation. There was a discussion of the By Laws regarding what is covered by the association.

Treasurer's Report – Ron Grinnell discussed the 2023 budget and advised that the association was \$325 in the black.

New Business

- Palm tree trimming is planned for July
- John advised that he will be speaking with Truscapes regarding a two tier system. One homeowner was affected by the wiring work and is responsible for paying the bill.
- John discussed that homeowners are very pleased with the work that Truscapes is doing.
- Transition from Lighthouse is complete
- Ron Grinnell has agreed to remain on the board for two years as treasurer.

Adjournment – With no further business to discuss, Ron Grinnell made a motion to adjourn the meeting at 8:12.

Respectfully Submitted By
Fred Marks, LCAM
Casey Management

