

THE WOODLANDS VILLAS AT RIVENDELL ASSOCIATION INC.

MINUTES OF THE BOARD OF DIRECTORS MEETING

October 23, 2006

The board of directors meeting was held at the Rivendell Community Pool. The meeting was called to order at 9:01 AM.

Board members present were President John Barron, Ron Grinnell, Treasurer, and Alex Elshimy, Vice President. Two owners attended.

Notice of the meeting was provided to owners approximately 70 hours prior to the meeting, in accordance with requirements of the Association Documents and Florida Statutes which require 48 hours notice .

A motion was made by President Barron and seconded by Director Grinnell to approve the October 16, 2023, board meeting minutes. The motion passed unanimously.

New Business

Director Grinnell summarized the process that he went through in soliciting proposals for property managers. He requested proposals from four companies. One of the four, T&H Comptrollers which manages the Cottages, did not compete the proposal process. The proposals for monthly fees from the other three were as follows:

Real Manage, our present manager - \$1,197 per month.

Sentry - \$1,500 per month

Casey Condominium Management - \$750 per month

The scope of services was comparable for the three. It was noted that Casey presently manages the 35 Patio homes as well as the master Rivendell HOA and Ron described positive reviews from both HOAs in quality of service from Casey. It was noted by Ron that the proposed fee from Casey is approximately \$5,400 less per year than the fee proposed by RealManage.

Based on the positive reviews received on Casey and the annual savings in fees, Director Grinnell made a motion to accept the proposal from Casey effective January 1, 2024. The motion was seconded by Director Elshimy. The motion passed unanimously.

A motion was made by President Barron that the Association notify RealManage of the Association's decision to terminate its contract with RealManage effective December 31, 2023. The contract with RealManage requires 60 days' advance notice. The motion was seconded by Director Grinnell. The motion passed unanimously.

Director Grinnell will work on notifying owners on the process for making the next assessment payments due on January 1, 2024, as well as future payments to Casey.

The next meeting will be held November 13, 2023, at 7:15 P.M. at Our Savior Lutheran Church, 2705 N. Tamiami Trail, Nokomis, FL 34275.

A motion was made by President Barron and seconded by Director Elshimy to adjourn the meeting at 9:17 A.M. The motion passed unanimously.

