

WOODLANDS VILLAS AT RIVENDELL ASSOCIATION INC.

A Corporation Not-for-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

September 28, 2023

THE BOARD OF DIRECTORS MEETING was held at Lighthouse Property Management, 16 Church Street, Osprey, FL 34229.

The meeting was called to order at 5:05 P.M.

Board members John Barron, Ron Grinnell and Alex Elshimy (via zoom) were present.

Tricia Goldstein represented Lighthouse Property Management.

Notice of the Meeting was posted on the property and emailed prior to the meeting, in accordance with the requirements of the Association Documents and Florida Statutes.

John Barron made a motion to approve the meeting minutes from the Board Meeting on August 28, 2023. Minutes from 8.28.23 were accepted by the Board.

NEW BUSINESS

Our current contract with BrightView expires on December 31, 2023, at which point the fees will be \$6,150 monthly (\$73,812 annually). The contract requires 90 days advance notice of cancellation. Alex Elshimy obtained bids from four other companies: Planet Picasso, TruScapes, Brighter Touch and Rugilio.

- Planet Picasso bid \$7,000 a month (\$84,000 annually) not including fertilization and irrigation. Irrigation would be another \$2,000 monthly (\$24,000 annually) and fertigation would be an additional cost.
- Rogelio Alvarado – Pricing is \$10,000 per month without irrigation.
- TruScapes – \$4,606 per month (\$55,272 annually). TruScapes is the provider for the Rivendell master HOA. Services include everything that BrightView currently does, including irrigation.
- Brighter Touch came in with a bid of \$5,358 per month (\$64,296 annually) and will do everything Brightview does and irrigation as well

Discussion of cancelling Brightview contract and potential decrease in service knowing the contract is cancelled. This would be handled though price adjustment. We are missing irrigation reports for March, April and July from BrightView. Brightview has never fulfilled the irrigation part of the contract for the last 2 years. May have potentially saved some sod if we had received irrigation reports for each month.

The Association did get an adjustment last year of \$4,000 but was not broken down as to how it was determined. John stated they may not be agreeable after they cancel contract to make refund adjustment for work not completed. The contract includes a detailed breakdown of work to be done and pest control treatments were not done as stated to be 4 times a year. The Brightview contract also calls for 4 weed applications per year and only 2 have been

done to date. A discussion will be held to discuss possible credit from BrightView prior to payment of final invoice.

There is still a sod issue to be addressed. Brightview informed one owner that they sometimes received bad sod. John stated that a Special Assessment may be needed for sod replacement. Greg Volak told the Board that with any contract you need to have a specific schedule for work to be performed.

John Barron made a motion to send a termination letter to Brightview and send it out by tomorrow. Alex seconded the motion. All in favor, motion passed.

The Board needs a meeting on October 16, 2023, at 7:15 pm to vote and approve new vendor contracts and hold a discussion of a possible Special Assessment. The Board will hold another meeting on November 13 at 7:15 to update and approve the budget. Tricia will reserve the church for these meetings.

Per Ron the Association is down to 2 owners owing regular assessments and 2 owners owing the special assessment.

There being no further business to come before the Board, upon a motion made by John Barron and seconded by Alex Elshimy, the meeting adjourned at 6:20 PM.

Presented by:
Tricia Goldstein, CMCA
RealManage - Sarasota
Respectfully Submitted: October 12, 2023