

RIVERSIDE BOD 11/29/2023

Call to order 6:30 pm

Present Liz Heddleston, Jay Speicher, John Rodriguez, Jim Cottrell, Chad Bruce, Chris Moletz, recognized quorum

Jim Cottrell motion to approve minutes of prior board meeting from 9/26/2023, second by John Rodriguez, voted and approved

**OLD BUSINESS:**

We need to address budget approval, discussed need for board approval.

Chris Moletz referred to his detailed budget discussion at the last board meeting. Highlighted the one issue that sticks out was the prior year showed a surplus while this year shows a deficit. The issue was created by a vendor being written a check in one fiscal year and cashing it in the next fiscal year.

Additionally, the insurance expenses increased this year, and we need to plan for them to increase next year. We need to consider raising the dues to make sure we are not operating at a loss. Consider a small increase of \$25 to \$50 per year. We should announce the likelihood of an increase at the general meeting but not plan to implement until spring.

We have a surplus in the bank, but we do not want to operate at a loss and depend on that money.

Survey monkey results discussion: Parking is an issue in the survey

Approximately thirty responses

Short term/Air BnB limitations found support

Mixed results in response to changing the required number of general meetings from two to one

Mixed results, trending towards not regulating, boarding on windows when storms are not imminent or just passed

Discussed varied responses to the survey's open-ended question.

Jay Speicher informed the group of the HOA regulations he found from other neighborhoods on Merritt Island to look at examples of restrictions for grass maintenance, yard maintenance, and window boarding.

What suggestions should we make if any? Specific length of grass or a clearer guideline? Preference for a general guideline rather than a Brightline rule.

Discussion of window coverings and other HOA's prohibiting them after hurricane season, or a specific time frame following a named storm when window coverings should be removed.

We need feedback from the general meeting as to what the opposition is with windows, are there qualifications which might garner support? Style of permanent shutter versus a board? The location of the window, facing a street or the back of the house?

## **NEW BUSINESS**

Next general meeting for December, need to figure out location at a rental or boat ramp.

Consider in the future if we could hold a meeting at the mall food court.

Next BOD meeting January 30, 2024 at 7 p.m.

Motion to adjourn Chris Moletz, second John Rodriguez

Adjourned at 7:41 p.m.