

Riverside HOA General Meeting Minutes

June 5, 2026, Rotary Park Soccer Pavilion, Merritt Island, Florida

Meeting called to order at 18:03

Board members Jay Speicher, Chris Moletz, Jim Cottrell, and Chad Bruce were in attendance

Quorum met with 24 members appearing by physical presence combined with 24 proxies held by members physically appearing. Roll sheet taken.

Jay Speicher opened the meeting, thanked residents for attending, and noted that the current board was outgoing. Chris Moletz provided a detailed written financial report, explaining the balance sheet, profit and loss statement, and proposed budget. The HOA currently has a surplus because there were no major projects this year, unlike prior years when large expenses included wall painting, pressure washing, tree trimming, and other maintenance. Chris commented that expenses may continue to rise and that everyone should be mindful of such going forward.

Residents asked questions about landscaping costs. Chris explained that lawn care is \$650 per month and covers the outer wall area, entrance, circle landscaping, boat ramp grassy area, bushes, trimming, and related maintenance. Pest control is performed every other month. Mulch and tree trimming are occasional expenses.

The wall maintenance issue was discussed. Homeowners are responsible for structural damage or leaning portions of the wall on their property. The HOA has historically painted the exterior-facing portions of the wall for community appearance. Residents were reminded not to throw debris over the wall because the HOA may have to pay to clean it up.

Board nominations and elections were held.

Stan Rozzo was nominated, unopposed, and accepted as president. (nominated by Jay Speicher second by Chris Moletz)

Other nominations included Ronnie Edge vice president, accepted, unopposed; (nominated by Stan Rozz, second by Jay Speicher)

Max Clapp treasurer, accepted, unopposed; (nominated by Stan Rozzo, seconded by Jay Speicher)

Laura Hensley secretary, accepted, unopposed; (nominated by Stan Rozzo, seconded by Jay Speicher)

and directors at large, Ryan Ostarly and Chris Moletz both accepted; (nominated by Stan Rozzo, seconded by Jay Speicher)

Immediately following the general meeting, the new Board members formally nominated the above-referenced members for the officer positions as stated above. All accepted.

The new board discussed upcoming priorities, including:

- Revising the budget
- Repairing and repaving the boat ramp
- Repairing or replacing the damaged front entrance sign
- Addressing dead grass and irrigation problems near the boat ramp
- Repairing, sealing, and painting HOA-owned seawall sections near the ramp
- Continuing efforts with the county regarding Riverside dredging
- Considering security measures, such as a gate, for the boat ramp

The dredging project was discussed. Bucket dredging was expected to be completed soon, but additional hydraulic dredging may be needed for the remaining area near the bend. Residents were directed to check the HOA website for updates.

Residents also raised concerns about communication, loose utility or communication lines near the entrance, AT&T easement work, river rats, speeding in the neighborhood, and the need for better audibility at future meetings.

Thanks were given to volunteers who help maintain the website, irrigation, and entrance lighting. The meeting ended with a raffle for two gift cards and a final thank-you to attendees and the incoming board.

Adjournment 18:32