CASA RIO CONDO ASSOCIATION

BOARD OF DIRECTORS MEETING

JUNE 6, 2026 7 PM Clubhouse

Meeting called to order at 7:09 pm by David Griffis, President. Roll call: Present were David Griffis, Elizabeth Seikert, Lisa Kenna, Lisa Germaine , Deb Baker and Bill Wall. Minutes from April 2026 Approved. Financial reports were emailed to Board.

OLD BUSINESS:

Security Cameras – David gave presentation of the security camera project, which was discussed with all the owners at the Annual meeting and has been discussed for over a year. The proposal is to install using solar cameras that has an app that can be downloaded to our phones. A discussion followed about the proposed placement of the cameras, to capture the trespassing and vehicles including tag numbers. This has been suggested by the Sheriff in effort to allow arrest. For example there would be one looking at both docks, one facing the dumpster and one looking toward building E parking lot. David presented an example of the quality of the picture and the sound. He has a bid from Riolink that can obtain 4 cameras for less than $100, and it is around $30 a year for the chip. David has obtained permission from Mr. Sellers to install a pole outside of his unit in building A and will not be attached to the building. The cameras would be motion activated and would record movement for 30 days.

Deb made a motion that we go forward with the project and use the cameras from Riolink. Elizabeth seconded the motion, passed unanimously. David to proceed with project.

Move funds to CD to get interest – Regarding Truist taking away our interest on our accounts we were getting 2.9% and they cut our rate, then they cut it and then they cut all interest. The insurance money , the Reserve money and maybe half of what is in the checking. Note: there is $90 k still in the flood and 6k owed to flood account equaling around $15 K that could earn interest. We could have

as much as $185 K in reserves,$107 k in insurance fund, and can get 3.4% on insurance and reserves, and 2.9% for 12 months

Lisa made a motion to go forward with moving the funds to CD, Deb seconded the motion, approved unanimously.

Lisa Kenna Boat Lift request: Lisa is waiting on drawings from her contractor, American Dock. The Board tentatively approved her request, pending drawings submitted from American Dock.

Melluci request for installation of outdoor patio lighting:

The Board received email request from Michael Melluci to install some outdoor lighting around the area beside his patio that was upgraded to reduce the drainage problem. He is to be responsible for the upkeep of the lighting. The Board is requesting they be provided with more information in writing including drawings of lighting placement and specifics about lumens. The Inspector said there are lighting restrictions by the water but not on the docks. The Board is awaiting further information from Melluci.

New Rental Policy –Deb met with Julie Reynolds about the new rental policy. Julie has implemented the new policy beginning June 1, 2026, and has a new tenant that has gone though the orientation; Board approved the renter. Board was notified of a new renter who is occupying the Fluriach unit but did not go through the orientation. Julie Reynolds is to contact Donavan with Plantation to ensure compliance to the new policy, which includes a face to face to face orientation and Board approval. David had sent the new policy and the requirements to Plantation, but they never contacted anyone.

Fence Proposal – David gave a presentation of the proposal to install a fence to prevent recurrent trespassing to the seawall and docks. This was discussed at the annual meeting and with our attorney and is considered a safety and liability issue. David is in process of getting bids. Board will need drawings from the contractor.
Several members of the Board are to meet with the contractor this week to discuss specifics about placement of the fencing and obtain bids.

Pool Tile repair –before we can repair the tiles, we need a bid from Aloha to fix the pool leak. The Tile installer says the pool has to be fixed before we can fix the tile. Lisa Germaine mentioned that the pool shower isn't working.

Trespassing – Continued trespassing from Furmans workers including worker in owner's carport and frequent confrontations. Bill Wall spoke with the site manager for Mr. Furman, and informed him that we will call the sheriff for any future trespassing as well as enforcing the towing policy.

Parking Decals –We have the new parking decals. A very Special thanks go out to Claudia Melluci. We will issue the decals to the owners in the next three weeks, with enforcement to **go into effect as of July1, 2026.**

Board members will call each owner to arrange for pick up of the decal. Each **owner will receive 2 parking decals**. If the owner has their unit rented, they will get 2 decals for renters. **Owner's decals are Burgundy** background with tan stripe; **Renters decal will be Tan** background with burgundy stripe. The decal shall be placed on the Right rear corner. Note – Any vehicles without decal will be towed.

There was discussion regarding roof rats and our pest control.

Board discussed items to be considered for next year budget.

Deb Baker submitted her resignation as of June 30, 2026.

Meeting adjourned at 8:48 pm