

**River Oaks Daytona Condominium Association, Inc.**  
**Thursday, October 5, 2017**

The meeting was called to order at 6:04 PM in the River Oaks Clubhouse at 711 N Halifax Av., Daytona Beach, FL.

Present were Steve Wonderly, Barbara Herndon, Mary Hodges, and Cathy Smith. Ginger Friant was absent. Johnny Lee, Property Manager from Tri-County Realty was also present.

**Minutes:**

- Steve Wonderly had two minor changes, then he made a motion that the modified August 8 minutes be accepted. Barbara Herndon seconded the motion and it carried unanimously.
- Steve Wonderly made a motion that the August 20 minutes be accepted. Mary Hodges seconded the motion and it carried unanimously.
- Steve Wonderly made a motion that the August 29 minutes be accepted. Mary Hodges seconded the motion and it carried unanimously.

**Treasurer's Report:**

Mary Hodges presented the Treasurer's Report for August and September YTD expenditures and budget.

- Steve Wonderly moved that we accept the Treasurer's Report. It was seconded by Cathy Smith and it carried unanimously.

**Unfinished Business:**

- Lawn Maintenance:
  - Cathy Smith made the motion to terminate Freshly Trimmed with a 30-day notice and pay for the hurricane clean-up and monthly service. Barbara Herndon seconded it and it carried unanimously.
  - Steve moved that we go with All Terrain with the modification that we have 52 service visits per year and specify that the pool deck, garbage area and parking lots be blown to remove leaves. Cathy Smith seconded the motion and it carried unanimously.

**New Business:**

- 2017 Board Elections
  - There are two vacancies and only two people submitted their candidacy. We do not have to go through the election process because Steve Wonderly and Pam Finney were the only candidates who submitted their applications.

**Miscellaneous Maintenance:**

- Fence Repairs (including post caps)
  - Johnny will pick up the two missing post caps and the PVC posts were concreted.
  - Barbara repaired the slats that were blown out.
- Exit Sign Near 308 was repaired.
- The handyman Johnny sent also made other miscellaneous repairs.

- 3N Storage Unit – Johnny thinks we have a roof leak and he will call a roofer.

**2018 Budget Working Session (Reserves):**

- Johnny Lee and Mary Hodges put together a draft budget for review by the Directors. No vote to accept or reject was made at this meeting.
  - There were a few items that were transferred from operating expense to reserves for the budget.
  - The special assessment income was put in operating expense and should have been put in reserves.
  - Steve Wonderly made a motion to remove the \$600 for internet from the operating expense budget. Mary Hodges seconded it. The motion carried with three affirmative votes and with one dissenting vote.
  - Steve Wonderly made a motion to give John a \$350 bonus to be paid out in 2018. Cathy Smith seconded the motion and it carried unanimously.

The budget needs to be sent out 15 days prior to the annual meeting. We agreed to work through email and phone for a quick turnaround.

The next meeting is the annual meeting and is scheduled on November 7 at 7 PM.

The meeting was adjourned at 8:06 PM.

Prepared by Cathy Smith