

RIVIERA VILLAGE ASSOCIATION, INC.

MINUTES OF BOARD MEETING The Trails Community Center 201 Main Trail, Ormond Beach, FL 32174 (conference room – downstairs)

August 13, 2025, at 6 pm.

Minutes:

- **Call the meeting to order. Establish a quorum of the board.**

The meeting was called to order by President Tom Chen at 6:18pm. The quorum was established by the presence of the whole board.

- **Approval of prior minutes (4/30/25)**

Mr. Morrison made a motion to approve the minutes of 4/30/25 as presented. Mrs. Hummel seconded. All in favor, motion carried.

- **Old Business**

1. Accounts Receivables.

Ms. Albanese presented the situation of units in arrears.

2. 2026 Paint project.

Manager and board members are to secure bids for painting the buildings in 2026. The bids must be presented with 2 options: pay for all 4 buildings at once or price per building.

- **New Business**

- **Tree trimming from adjacent building encroaching Riviera's property.**

Mrs. Hummel's partner to approach the neighbor to discuss options.

- **Open Forum.**

. Towing vehicles parked illegally

. Gordon will be adding sod to a small area to prevent water retention. The expense receipt will be turned to management for reimbursement.

. There is a light in building 4 that needs complete replacement (bulb and fixture)

. Resealing and re-stripping the parking lot.

Ms. Albanese to secure a couple of bids for pavement.

- **Adjournment**

Mr. Chen made a motion to adjourn the meeting at 7:13 pm. Mr. Morrison seconded the motion.