

# **RIVIERA VILLAGE ASSOCIATION, INC.**

## **MINUTES OF BOARD MEETING**

**The Trails Community Center**

**201 Main Trail, Ormond Beach, FL 32174**

**(conference room – downstairs)**

**April 22, 2026, at 5:30 pm.**

### **Minutes:**

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

The meeting was called to order at 5:30 pm by President Tom Chen. The quorum was established by the presence of the whole board

- **Approval of prior minutes (11/5/25)**

Mr. Morrison made a motion to approve the minutes of the Budget meeting as presented. Mr. Chen seconded the motion. All in favor, motion carried.

- **Association responsibilities vs Owners expenses**

As per the Association documents, the roof replacement is covered by the association but not the repairs/maintenance. The unit owners must have insurance for their roofs.

The water lines are owner's responsibility from the meter all the way to inside the units.

The electrical meters and its connections to the units is covered by the unit owners, not the association.

- **Open Forum.**

1. Tree invading the Riviera property. Mrs. Hummell made a motion to accept the bid for \$1500 to trim the tree portion invading Riviera's property and touching on the roofs. Mr. Morrison seconded the motion. All in favor, motion carried.

2. Mr. Morrison made a motion to allow Mr. Hahn to fix the asphalt in front of unit 1688. Mr. Hahn is to use tar before placing the asphalt for it to last longer. Mr. Chen seconded the motion. All in favor, motion carried.

3. Building 1 must have its sewer line replaced. The other 3 buildings will be inspected to see if they need pipelining as preventative maintenance.

4. The paint and power wash of the buildings will be addressed after the sewer.

- **Next Meeting: August 18, 2026, at 5:30 pm.**

- **Adjournment**

Mr. Chen made a motion to adjourn the meeting at 6:30 pm. Mr. Morrison seconded the motion.