RIO VISTA CIVIC ASSOCIATION, INC.

Board of Directors Meeting
Attended via ZOOM
August 20, 2025

Meeting Minutes

Call to Order – at 7:03pm by President Lori Sterling

Attendance/Board Roll Call

Present: Alex Jean, Mark Snead, Lori Sterling, Chuck Tatelbaum, JJ Rajter, Luci Mazza, Solomon Schoonover, Nancy Messing

Absent: Ryan Lehrer, Evan Jaxtheimer, Fred Stresau

Late arrival: None

1. Approval of July 2025 Meeting Minutes:

Motion: JJ Rajter
Second: Alex Jean

All present board members approved and accepted minutes, and such minutes were formally approved.

2. Report of Officers

a. President's report (Lori Sterling)

1. Fred's resignation

- **Fred Stresau has requested to resign from the Board; the Board will work to step up into open topics that Fred was pivotal in addressing, including code enforcement issues relating to signage, tree canopy and home wall height topics.**

2. Discuss the highlights of the Security Webinar

- **Many text messages after Security webinar from residents, who were pleased with content; about 50 attendees**
- **Expect to do another in future – dates to be determined**

3. Offer from a local yoga studio

- **HAUM Studio in Flagler Village has offered complimentary services in exchange for paid advertising.**
- **Chuck Tatelbaum to provide Lori some language for any complimentary offers to reduce the Board and Association's legal exposure.**

4. Discussion of Sponsorships for Holiday Party

- **Santa Claus - $3000 (tables, chairs and tents) & Mrs. Claus $2000 (entertainment and activities)**
    - **The West family again agreeing to sponsor this level**
- **Elves - $1000 (live music)**
    - **Board member Alex Jean has committed to sponsoring the "Elf" level**
- **Reindeer - $500 (decorations)**
    - **Still open for sponsorship**

5. Continue theme of safety and security for September General Membership meeting

- **City Manager Rickelle Williams committed to coming**
- **Expect Security specialists from FLPD to participate in meeting**
- **Offer from local pizza restaurant to support meeting; however, not sure we can entertain due to constraints in the meeting room at the Church**

6. Speed Humps on Cordova Road do not meet the specs we provided

- **Asphalt speed bumps should be longer than wheel base of vehicles, but new ones installed/built by City are not quite what we asked for**
- **Board members agreed to not request any changes, as we committed to accept as planned.**

8. Homeowners insurance may give a discount due to our patrol program

- **Discussed among board members; agreed to do more diligence to determine if we disclose to other participants**
- **Solomon Schoonover suggested after positive vetting that we reach out to other security program participants**

9. 7th street isle

- **Specialist recruited by 7th Street Isle residents to provide guidance on options; residents of 7th St. Isles considering unarmed guards for their street, at $340,000 per year**
- **Topic about insurance discount also raised at this meeting**
- **Discussion among Board members on how to educate the 7th street residents about crime statistics; would like to continue an approach of securing entire neighborhood.**

b. Treasurer report (Mark Snead)

- **No topics to report**

c. VP report (JJ Rajter)

CFLCA meeting for August attended by JJ Rajter

- Police Chief meetings now scheduled every two months with homeowners associations for regular updates.
- **Convention center now open; convention center expansion expecting 16,000 visitors for first major event; identified as tier one among top 10 convention centers nationally with 70% convention/30% sports distribution.**

- **Building design guidelines discussed; local compliance guidelines now require 30-day application completion review, followed by 120-180 day full review process with new administrative streamlining.**
- **Building design changes also implementing typology system (1, 2, 3) based on height with stepped setbacks - 55ft buildings need 15ft setback, taller buildings require multiple setbacks creating 'birthday cake' appearance.**
- **Presentation regarding City budgeting; tool implemented for citizens to review and evaluate budget better, including seeing "proforma" like impact**
- **Charter review process placed on legal hold indefinitely with no timeline for reconvening.**

No other items to report by VP Rajter.

d. Secretary (Bill Kirk)
- **Noted Fred's request to resign**
- **No other items to report**

3. Committee Reports

a. Membership (Lori Sterling)
- **4 of 20 on the "Over 90 Days late" membership list paid last month**

b. Security Report (Mark Snead & Solomon Schoonover)
- **Enhanced patrol coverage added two new officers for early morning hours (12-6 AM) targeting active car thief in neighborhood. Efforts recently caught someone casing vehicles in the neighborhood in late hours**
- **Solomon Schoonover noted that security campaign has raised over $51k to date**

c. Communications (Mark Snead and Nancy Messing)
- **No items to report**

d. Disaster (JJ Rajter)
- **No items to report**

e. Parks
- **No ítems to report**

f. Social (Nancy, Ryan Lehrer, Evan Jaxtheimer, Luci Mazza)
- **No other items to note**

4. Unfinished business/old business (Various)

a. Alex Jean update on Rio Radar Signs
- **Speed radar signs installed on North Rio Vista at Southeast 11th and Southeast 5th intersections showing positive results with drivers slowing down; mixed resident reactions regarding neighborhood aesthetics.**

b. Luci Mazza update on merchandise program
- **Online store development completed with password-protected testing phase**

using 'RVCA' password at riovistastore.com.

- **Product line includes navy and white t-shirts (front/back designs), kids' yellow shirts, sweatshirts, and hats with plans for golf cart flags and and bags.**
- **Distribution plan set for Labor Day launch, with some sales hand delivered within neighborhood. Flat $5 for both hand and postal delivery.**
- **Luci also presented the Halloween event flyer to Board members**

c. Undergrounding overhead utilities

- **A team within the City is currently working to revise the "utility undergrounding" ordinance to include language that would allow the city to assess each HOA who submits an application, for the initial design cost for the project. Staff is looking to present this before commission by October 2025.**
- **The design process of Rio Vista would be a part of the 2026 Fiscal Year budget (pending approval).**
- **Public Works staff has requested ballpark estimates from FPL, Comcast, and AT&T.**

6. New business (Lori Sterling)

a. Proposal by resident member to beautify the 9th Ave bridge

- **A large industrial painting company, has offered to paint the 9th Avenue bridge, and have their engineering staff coordinate with FDOT regarding any structural considerations.**
- **Include evaluating the feasibility of adding planters with greenery or flowers to both the outer walls and the pedestrian-facing sides.**
- **Lori suggested that the Board should request that we ask the resident for a plan for consideration; at which time the Board will suggest any next steps**

b. Clarification of street lights and who is responsible for what

- **Lori noted that she has received some questions regarding both street light responsibilities, and any obstructions to such lights.**
- **Lori noted that her diligence with the City identified that it is the homeowners responsibility to address correcting obstructions to street lights (i.e. trees, etc.).**

c. "Where is Your Fob" campaign for September

- **Where's Your FOB campaign launching September with 50/50 cost split ($250 each) between RVCA and police department for theft prevention signage.**

d. Vandalism in the path south of 11th Ct

- **Vandalism incidents in alleyway north of cemetery with fence removal allowing unauthorized vehicle access; Parks Department implementing cement reinforcement.**

7. Adjournment – Meeting Adjorned at 8:13pm.

Future Meeting and Events

	Board Meeting (7pm zoom or live TBD)	General Meeting 7 PM in person	GUESTS BOOKED
9	9/10/25		
9		9/22/25	
10	10/15/25		
11	11/19/25		
12	12/15/25 (tentative 6pm pre meeting before General Meeting)	12/15/2025 (Meeting at 7pm following Board Meeting)	