

**MIDDLE RIVER HOMES**  
CONDOMINIUM ASSOCIATION, INC.  
BOD@middleriverhomes.net

**2912 N.E. 8<sup>TH</sup> TERRACE**  
**OAKLAND PARK, FL 33334**  
**954 568-9187**

August 11, 2025

- I. Call to Order: The meeting was called to order at 6:10pm.
  - II. Calling of Role: Jenny Carter, Kirk Oney and Rob Horton were present in person. Chris Brock and Rory Ghio were present via zoom. A quorum was established.
  - III. Reading of previous meeting minutes
  - IV. Reports of Officers: Treasurers Report as of 8/4/2025:  
Operating account: \$27,380.01.  
Insurance savings account: \$42,683.33 and a CD with a current balance of \$100,255.94. This CD has Operating Funds from owners who paid HOA fees for the year, and second and third quarters.  
The Reserve savings account: \$12,069.64 with two CDs with combined balances of \$176,846.95, with maturity dates of September and December.
  - V Old Business  
River Project:  
The wall is complete. Landscaping in front of the wall was put on hold to concentrate on the front entrance.  
Rules and Regulations enforcement:  
The Board is now concentrating on violations in common areas in front and rear patios.  
Drains behind 2907 and 2945:  
Nine drains were installed. Polly Glasser reported her patio is still underwater. The Board will look at her patio. The Board will also address the landscaping in between those buildings. Tree pruning is needed and new landscaping in front of the AC units.
  - VI New Business  
Website: Kirk has a resource and will work on this, hopefully without additional monthly fees.  
Landscape Projects: Front entrance/River Wall  
The front entrance was completed. The River Wall plants are still TBD.
  - VII Owner Questions:  
Antonio brought up the water costs. It was agreed to investigate wells for the sprinkler systems and the cost to convert to individual water meters for each unit.
  - VIII Announcements  
**December 1, 2025:** The 2026 Budget meeting.  
**January 26, 2026:** Annual meeting.
- Adjournment: The meeting was adjourned at 6:51PM.

This meeting of the Board of Directors is open to all Residents and Owners. Notice of meetings shall be posted on the Condominium information board, at least 14 days in advance for the attention of the Members of the Association

If Inclement weather, please note posting on bulletin board for alternate time or date.

BY ORDER OF THE BOARD OF DIRECTORS  
MIDDLE RIVER HOMES CONDOMINIUM ASSOCIATION, INC