

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

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

January 31, 2026

**Call to Order:** The meeting was called to order at 6:01pm.

**Calling of Role:** Jenny Carter, Kirk Oney and Rob Horton were present in person. Rory Ghio was present via zoom. A quorum was established. 8 owners were present in person.

**Reading of previous meeting minutes:** The minutes from December 2, 2025, were approved.

**Reports of Officers:**

Treasurers Report as of 1/26/2026:

Operating account: \$7,384.16

Insurance savings account: \$83,189.24 and a CD with a current balance of \$60,994.95, coming due in early March. These funds will be used to pay the main polices renewing in mid-March 2026.

There is a CD holding Operating Funds with a current balance of \$62,567.48, due in June 2026. This is from a surplus from owners who paid HOA fees for the year, and second and third quarters.

The Reserve savings account: \$39,322.62 and with one CD with a balance of \$56,449.90, due in April 2026 and a second CD with a balance of \$144,044.52, maturing in Jul 2026.

**President's Report:**

Monthly Maintenance Fee Reduced: The monthly fee is now \$360.

Insurance: We hired new insurance brokers, Assured Partners. Our Master policies were greatly reduced. FEMA rezoned the complex and our flood policies increased/.

The River Erosion Project: The entire river property was cleared, and the wall was extended to the wall at BLYS.

Front Entrance: The front property was cleared and new landscaping was installed

French Drains: To deal with flooding, ten additional French drains were installed: 9 between 2907 and 2945 and one at the front entrance.

Park Landscaping: The park along the river was relandscaped with Florida native plants.

Landscape Maintenance: We hired a new landscaping company, Jeff's Landscaping.

Pool Security: We installed a pool security system.

**Reintroduction of the Board Members for 2026:** The current Board will remain through January 2027.

**Owner Questions:**

There was concern expressed regarding the proposed development in the strip mall. The Board will continue to get our complex on the list to be notified of meetings, etc.

**Announcements:**

New Rules and Regulations will be distributed, effective February 1, 2026, with a 30-day grace period for enforcement to begin.

Orkin's annual service is scheduled for February 21<sup>st</sup>, at 9AM.

2026/2027 Board Meeting Schedule:

May 4, 2026: Second Quarter Board meeting

September 14, 2026: Third Quarter Board meeting

December 7, 2026: The 2027 Budget meeting.

January 26, 2027: The Annual meeting, installation of 2027 Board Members.

Adjournment: The meeting was adjourned at 6:34PM.

**The Organizational Meeting of the New Board of Directors** followed at 6:35PM, ended at 6:40PM.

The Board positions will remain the same:

Rob Horton, President

Kirk Oney, Treasurer

Jenny Carter, Secretary

Chris Brock, Director

Rory Ghio, Director.

Submitted by Jenny Carter, Secretary 2/1/2026