

Viva Villas Maintenance Corp.

226 Units

Viva Villas Website: riversidevillas.org

The Association is governed by a five member Board of Directors, elected by the members of the Association at the Annual Meeting. All Board Members have a term or one-year term. Appointed Officers have staggered terms: President, Treasurer and one Director for two (2) years and may not serve more than one-two year term, if re-elected. All others serve for one year.

Board of Directors:

President	Mark Norton
Vice President	Tony Talotta
Treasurer	Nick Basile
Secretary	Sally Morris
Director	To Be Appointed

Architectural Review (ARC) - Prior to ANY alteration being done to the exterior of your home, it MUST be APPROVED, **prior to work commencing**, by the Architectural Review Committee (ARC). An ARC form is available by contacting the Villa Del Rio Homeowners' Association (see below).

As an owner in Viva Villas, you also pay a separate monthly assessment to the Villa Del Rio Homeowners Association, Inc. Please contact Sentry Management at (727) 942-1906 for all items related to the pool, roadways, common areas, water quality of the ponds or fountains, shuffle courts and parking area or to obtain an (ARC) Architectural Review form. If you receive a violation letter, please contact Sentry Management (NOT MONARCH) if you want to discuss the content of that letter.

GENERAL INFORMATION

Board of Director Meeting Second Monday of each Month – Time to be noted on Agenda

Due to COVID-19 meetings are held via ZOOM or at the pool cabana.

Not at the CARES Center until further notice.

CARES Elfers Center

4136 Barker Drive • New Port Richey, FL 34655

Occasionally meetings are changed or cancelled.

Therefore, prior to each meeting signs are posted at the front entrance.

Approved Minutes of previous meetings are posted on the bulletin board.

Annual Membership and Budget Meetings: Dates to be determined towards end of each year.

2022 Monthly Assessment - \$198 Villa Del Rio Association Assessment - \$56/month

Leasing - Must own for twelve (12) months prior to renting.

ASSOCIATION MANAGEMENT

The day-to-day activities of the community are managed by Monarch Association Management.

Please contact Monarch if you have any specific questions or comments.

Monarch Association Management, Inc.

500 Alternate 19 South – Palm Harbor, FL 34683 ♦ (727) 204-4766

M. Susan (Sue) Marino, LCAM ♦ Cindy Stananought, LCAM ♦ Carrie Schranz, LCAM

Administrative Services ♦ sue@monarcham.com