

**RUSTIC VILLAGE HOMEOWNER'S,  
ASSOCIATION SECTION 2, INC.,  
BOARD OF DIRECTORS**

BOARD OF DIRECTORS  
President, Christopher DeNave  
Vice President, Bart Christie  
Vice President, Alex Bornote  
Treasurer, Lissette Garcia  
Secretary, Daniel Staninsky

**“MEETING NOTICE”**

**DATE:** MONDAY – March 14, 2022  
**TIME:** 6 PM  
**PLACE:** Join Zoom Meeting at <https://zoom.us/j/3053782837>

**A G E N D A**

1. CALL TO ORDER.
2. APPROVAL OF AGENDA
3. APPROVAL OF THE JANUARY 2022 MEETING MINUTES
4. ACTION ITEMS
  - a. Consideration and vote on holding the Special Meeting of the Members for the Revitalization of the Rustic Village Covenants at 14455 SW 58 TER, MIAMI, FL 33183 (Lissette’s Home) on Thursday, May 12<sup>th</sup>, 2022, at 6 pm
  - b. Ratification of Law Firm of Siegfried Rivera:
    - i. Invoice 263002 for \$967.75
5. OPEN DISCUSSION
6. ADJOURNMENT

\_\_\_\_\_  
Daniel Staninsky, Secretary

\_\_\_\_\_  
Date:

COMMUNITY PARTICIPATION IS ENCOURAGED!

**RUSTIC VILLAGE HOMEOWNER'S,  
ASSOCIATION SECTION 2, INC.,  
BOARD OF DIRECTORS**

**“MEETING NOTICE”**

BOARD OF DIRECTORS  
President, Christopher DeNave  
Vice President, Bart Christie  
Vice President, Alex Bornote  
Treasurer, Lissette Garcia  
Secretary, Daniel Staninsky

**DATE:** THURSDAY – January 20, 2022  
**TIME:** 6:00 PM  
**PLACE:** Join Zoom Meeting at <https://zoom.us/j/3053782837>

**MINUTES**

1. CALL TO ORDER.

2. APPROVAL OF AGENDA

APPROVED

Moved by President DeNave, seconded by Vice President Christie, the motion to approve the Agenda passed 4-0: President DeNave: yea; Vice President Christie: yea; Treasure Garcia: yea; Secretary Staninsky: yea; Vice President Bornote: absent.

3. APPROVAL OF THE OCTOBER & DECEMBER 2021  
MEETING MINUTES

APPROVED

Moved by President DeNave, seconded by Vice President Christie, the motion to approve the Agenda passed 4-0: President DeNave: yea; Vice President Christie: yea; Treasure Garcia: yea; Secretary Staninsky: yea; Vice President Bornote: absent.

4. APPROVAL OF THE FINANCIAL REPORT AS OF  
DECEMBER 31, 2021

APPROVED

Moved by President DeNave, seconded by Vice President Christie, the motion to approve the Agenda passed 4-0: President DeNave: yea; Vice President Christie: yea; Treasure Garcia: yea; Secretary Staninsky: yea; Vice President Bornote: absent.

5. ACTION ITEMS

a. (Article IV, Section 1) Board of Directors positions  
to be set at five (5) members.

APPROVED

**Current language:**

Section 1. Selection, Number, Term. The affairs of this Association shall be managed by a board of from three (3) to nine (9) Directors, who shall be members of the Association.

COMMUNITY PARTICIPATION IS ENCOURAGED!

**Proposed Language:**

Section 1. Selection, Number, Term. The affairs of this Association shall be managed by a board of five (5) Directors, who shall be members of the Association. Members of the Board of Directors shall serve one-year terms; said elections to be held at the annual meeting of the Association.

Moved by President DeNave, seconded by Vice President Christie, the motion to approve the Agenda passed 4-0: President DeNave: yea; Vice President Christie: yea; Treasure Garcia: yea; Secretary Staninsky: yea; Vice President Bornote: yea.

- b. By-Laws reflect the name Rustic Village Homeowners  
Section 2, Inc.

APPROVED

Moved by President DeNave, seconded by Vice President Christie, the motion to approve the Agenda passed 4-0: President DeNave: yea; Vice President Christie: yea; Treasure Garcia: yea; Secretary Staninsky: yea; Vice President Bornote: yea.

- c. Revitalization Special Meeting for all homeowners to be set for March 17, 2021, at  
6 PM in Lissette's backyard  
(14455 SW 58th Ter., Miami, FL 33183).

APPROVED

Moved by President DeNave, seconded by Vice President Christie, the motion to approve the Agenda passed 4-0: President DeNave: yea; Vice President Christie: yea; Treasure Garcia: yea; Secretary Staninsky: yea; Vice President Bornote: yea.

- d. Reimburse Lissette Garcia all expenses incurred in the postage and mailing of the  
revitalization package to homeowners of the Rustic Village Homeowner's  
Association, Section 2, Inc.

APPROVED

Moved by President DeNave, seconded by Vice President Christie, the motion to approve the Agenda passed 4-0: President DeNave: yea; Vice President Christie: yea; Treasure Garcia: yea; Secretary Staninsky: yea; Vice President Bornote: yea.

- e. Law Firm of Siegfried Rivera:

APPROVED

Invoice 258797 for \$899.75

Invoice 259670 for \$378.80

Invoice 260712 for \$899.75

Moved by President DeNave, seconded by Vice President Christie, the motion to approve the Agenda passed 4-0: President DeNave: yea; Vice President Christie: yea; Treasure Garcia: yea; Secretary Staninsky: yea; Vice President Bornote: yea.

6. OPEN DISCUSSION

7. ADJOURNMENT

COMMUNITY PARTICIPATION IS ENCOURAGED!

# SIEGFRIED | RIVERA

201 Alhambra Circle, Eleventh Floor  
Coral Gables, FL 33134

Phone: 305-442-3334  
Fax: 305-443-3292

Tax I.D. No.: 59-1777539  
www.siegfriedrivera.com

RUSTIC VILLAGE HOMEOWNER'S ASSC. SECTION 2, INC.  
CHRISTOPHER DE NAVE, PRESIDENT  
13876 SW 56 STREET  
MIALBOX 266  
MIAMI, FL 33175

March 4, 2022  
Invoice No. 263002

For Legal Services Rendered through February 28, 2022

CLIENT: RUSTIC VILLAGE HOMEOWNER'S ASSC. SECTION 2, INC.  
MATTER: RUSTIC VILLAGE HOMEOWNER'S ASSOC. SEC. 2 INC.  
1898-2210449-55

## Professional Services

Date	Atty	Description	Hours	Amount
02/02/22	CR	Receipt, review and response to correspondence from Lissette re: Board Meeting to approve By-Laws.	0.15	44.25
02/03/22	CR	Receipt, review and response to correspondence with proposed Agenda for Board meeting at which By-laws will be approved; Preparation of correspondence with revisions to Agenda; Preparation of requested revisions to proposed By-Laws; Preparation of correspondence to A. Riverol with same.	0.35	103.25
02/09/22	CR	Conference with A. Keeden with the Department of Economic Opportunities re: revitalization and by-laws; Preparation of correspondence to Keeden; Conference with A. Riverol re: same; Preparation of correspondence to Organizing Committee re: same.	1.25	368.75
02/14/22	CR	Conference with Valerie Right from the DEO re: lack of By-Laws. and revitalization of governing documents.	0.50	147.50
02/16/22	CR	Conference with Organizing Committee re: conversation with Valerie Right of the DEO and next steps.	1.00	295.00
Fee Total				<hr/> \$958.75

## Disbursements

Date	Description	Amount
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Client Ref: 1898 - 2210449  
Invoice No. 263002

March 4, 2022  
Page 2

Disbursements

Date	Description	Amount
	Interest on Past Due Balance	9.00
	Total Disbursements	<u>9.00</u>
	Bill Total Due	<u><u>\$967.75</u></u>
	Balance Forward	\$2,964.75
	Total Balance Due	<u><u>\$3,932.50</u></u>

# Please return this page with remittance

to  
Siegfried Rivera  
201 ALHAMBRA CIRCLE  
11th FLOOR  
CORAL GABLES, FL 33134

Invoice No. 263002  
Bill Date: March 4, 2022  
Client Code: 1898  
Client Name: RUSTIC VILLAGE HOMEOWNER'S ASSC. SECTION 2, INC.  
Matter Code: 2210449  
Matter Name: RUSTIC VILLAGE HOMEOWNER'S ASSOC. SEC. 2 INC.

Bill Total Due	<u>\$967.75</u>
Balance Forward	\$2,964.75
Total Balance Due	<u><u>\$3,932.50</u></u>

Amount enclosed: \_\_\_\_\_

Should you be interested in taking advantage of our electronic payment options,  
Note that payments can be made via EFT, Wire or ACH utilizing the information  
provided here:

BANK: First Horizon  
2109 Ponce De Leon Blvd.  
Coral Gables, Florida 33134  
ACCOUNT NAME: Siegfried Rivera  
SWIFT CODE: FTBMUS44 (For International Wires Only)  
ACCOUNT NUMBER: 100002954  
BANK ABA NUMBER: 084000026

REFERENCE: Please Reference Invoice number and client name  
For further Credit to Matter # \_\_\_\_\_

TO PREVENT FRAUD, BEFORE YOU WIRE ANY SUMS TO THE FIRM PLEASE CONTACT  
THE ACCOUNTING DEPARTMENT AT THE FIRM'S GENERAL CORAL GABLES OFFICE  
TELEPHONE NUMBER AND VOICE VERIFY THE WIRE INSTRUCTIONS. YOU ARE  
RESPONSIBLE FOR VOICE VERIFICATION AND PROPER DELIVERY OF ALL FUNDS  
UNTIL RECEIVED BY THE FIRM.