

**RIVER WATCH HOA of Hillsborough, Inc.**  
Board of Directors Meeting  
Wednesday, JUNE 17, 2015  
Beef O'Brady's – 4330 Bell Shoals Road - Riverview, FL

**MINUTES**

Margaret Cabral called the meeting to order at 7:04 PM. Board members present were Margaret Cabral, Brandi Van Engen, Casey Borst and Andy Kern. Jim Egbert was unable to attend. Also attending was Kathleen Packham representing Sentry Management. Quorum was established and proof of meeting notice was verified.

Casey Borst **motioned** to approve the May 20, 2015 meeting minutes as written. Margaret Cabral seconded the motion and the motion carried.

There was one architectural application to review from the Miners at 12508 River Birch requesting approval to paint their home the same colors they have on their home currently. The committee recommended approval. It was noted they did not include the front door color. The committee stipulated the front door needs to be painted the same color it is currently. The Board approved this request.

The ACC committee selected colors for the Guard House paint project. The body color will be a Behr color called "Barley Field ECC4414" and trim color white. They recommended the door be painted a green color to match the existing green tile accents in the front sign and front wall areas. The door color may be changed as the Board voted at the May meeting to remove all of the green tiles when they remodel the front sign area.

Bonnie Bornt has resigned as chairman of the ACC Committee. The Committee needs a chairman as the other members of the Committee did not volunteer to take the chair position. The Board thanked Bonnie for the excellent work and leadership she gave to the River Watch community during her service as Chairman of the ACC Committee.

Treasurer Brandi Van Engen gave a brief verbal Treasurer Report based on the May 2015 financials. The operating account balance is \$123,725.84 and the reserve account total is \$308,231.22. Kathleen will verify the Fidelity statements are coming to Sentry. The Sentry itemized statement was not in the financial package. Kathleen will obtain it from accounting and email it to the Board.

The Board discussed several legal items that needed an action decision by the Board. Account # 202013 - There are no pending violations concerning the lawn at this address. Margaret will let the attorney know that no further legal action is required at this time. Account # 109101 - The Board agreed the attorney will write a letter making one last attempt before moving on to a mediation offer. Account # 12413 Andy Kern **motioned** to have the attorney send a letter to the owner allowing wording of the letter to be at his discretion regarding the business being conducted by the owners' tenants which is not allowed per the Association documents. Casey Borst seconded the motion and the motion carried. Account # 109501 still has violations. Margaret will ask the advice of attorney as to how to handle this owner. The mail box numbers have been painted over with white paint so not visible. The yard maintenance is still not satisfactory. The entire home needs cleaning although the owner states it has been cleaned. Kathleen will send recent photographs taken of this address to the attorney. Account # 114601 - This account had made a payment arrangement that he is not following.

The Board agreed to allow payment as agreed to in his payment arrangement. Payment is to be made by certified check on or before end of business day June 25, 2015 or the lien will be placed back on the property. Margaret will tell the attorney to charge this owner any legal expenses involved with this negotiation as the Association will not pay these legal charges. Margaret will call the attorney and discuss each case with him and the action the Board wishes to take regarding each property.

Margaret will speak to landscaping about the weeds in the bed in front of the HOA sign at the entrance.

Casey Borst reported the Social Committee is still working on some type of event to be held this summer, but no definite plans to report at this time.

Kathleen had submitted a written Manager's Report. She added the property (Account # 201814) needs to be mowed again. She will attempt to contact the management company for this address. The insurance renewal is due next month. Kathleen is waiting for the insurance renewal paperwork to send to the Board. They will need to approve it by email and then ratify the cost at the next Board meeting. There are three additional cement repairs that need to be done: 12504 River Birch, 12542 River Birch and 12531 Riverglen. Kathleen will schedule with AIO who had been selected by the bid process to do the sidewalk repairs.

Andy discussed some concerns regarding Sentry. There was a problem with a vendor not able to access the property in order inspect the Oak trees. (He had called Sentry for a gate code.) There was also a misunderstanding between Andy and Kathleen as to how the tree trimming project was to be handled. The Board decided not to obtain other tree trimming bids. Andy Kern **motioned** to approve up to \$3500.00 for tree trimming of the boulevard Oak trees. Margaret Cabral seconded the motion and the motion carried.

The front entrance lighting project needs to be done by the August deadline or the Association will lose the grant money. Andy Kern said he will get the electrician to prepare the diagrams needed so that the project can be done in time and grant paperwork submitted.

The Board confirmed their decision to remove all of the green tile from the entrance sign and other areas of the front wall.

The Board directed Kathleen to obtain some bids on new camera equipment and DVR for the front entrance area. They would like to add a camera at each pedestrian gate.

The next Board meeting will be on July 15, 2015 at 7:00 PM.

With no further Board business to discuss, Margaret Cabral **motioned** to adjourn the meeting. Andy Kern seconded the motion and the meeting adjourned at 8:50 PM.

Respectfully submitted,

Kathleen Packham  
Community Association Manager  
River Watch HOA