

RIVER WATCH HOA of Hillsborough, Inc.
Board of Directors Meeting
Wednesday, JULY 15, 2015
Beef O'Brady's - 4330 Bell Shoals Road - Riverview, FL

MINUTES

Jim Egbert called the meeting to order at 7:00 PM. Board members present were Jim Egbert, Margaret Cabral, Brandi Van Engen, Casey Borst and Andy Kern. Also attending were Sharon Kline and Kathleen Packham representing Sentry Management. Quorum was established and proof of meeting notice was verified.

Casey Borst **motioned** to approve the June 17, 2015 meeting minutes as written with edits from Margaret Cabral. Jim Egbert seconded the motion and the motion carried.

Five ACC applications were approved. 12419 Riverglen -Replace fence, 9402 Ayleshire - roof, 12435 Windmill Cove - Painting, 12522 River Birch -Install white PVC fence, 12527 Riverglen - roof.

Brandi Van Engen gave a verbal Treasurer's Report. She had questions on the report for Sentry. Sharon Kline suggested a phone conference be scheduled for Brandi with Sentry corporate accounting. Kathleen gave Brandi the "Interested Party" form from Fidelity. Brandi will mail the form to Fidelity so that Sentry can receive the monthly statements.

Margaret Cabral gave a Legal update including collections. Regarding #1 for collections, Jim Egbert **motioned** if balance of payment not received today (7/15) the foreclosure sale date should be re-set. Brandi Van Engen seconded the motion and the motion carried. Regarding # 1 on the Deed Restriction legal action list, the property has been cleared. The Board will follow the advice of attorney Frank Friscia regarding #3 on the violation list and will not send a letter at this time to the owner. Margaret will discuss this further with the attorney and convey any additional recommendations regarding this address to the Board. Kathleen inspected # 4 today before the meeting and no painting has begun at this address and no ACC application has been received by Sentry. The Board will take the next step of Mediation. Homeowner # 2 on violation list was sent a letter on July 13, 2015 given 10 days to correct violation or mediation will follow.

Casey Borst reported the Social Committee has a tentative date for the next "Saturday in the Park" of Saturday, October 31, 2015 from 11 AM until 2 PM.

Jim Egbert will speak to Eddie from Valley Crest about the mowing and weed issue at the front gate area.

Kathleen Packham submitted a written Manager's Report for July 2015. The Board directed Kathleen to send a violation letter regarding no ACC application and too many pots and yard art items to "A." Kathleen reported she has contact information and phone numbers for the two homes previously "force mowed" and will contact them in the future as needed for violations at these addresses.

Andy Kern **motioned** to approve the insurance renewal for 2015-16 in the amount of \$328.22. Jim Egbert seconded the motion and the motion carried.

Jim Egbert is getting other ideas for the front monument sign. Margaret Cabral will call to inquire if a grant extension can be obtained for the front entrance lighting project. If no extension can be given, the Association can reapply next year.

The Board directed Kathleen to contact the county to inquire about the water supply at the Guard House so that there can be a source of water to pressure wash the Guard House in preparation for new paint.

The camera bids were discussed briefly and this item was tabled until the next Board meeting.

The Board agreed to hire the Deputy for July 21, 2015.

The Board directed Kathleen to contact Barbara the former webmaster to inquire if the old website could be reestablished and obtain administrator access. If this is possible the Board may vote to pay a small monthly fee for an administrator to keep the website active and updated.

The next Board meeting will be Wednesday, August 19, 2015.

With no further Board business to discuss, the meeting adjourned at 9:05 PM.

Respectfully submitted,

Kathleen Packham
Community Association Manager
River Watch HOA