

River Watch Homeowners Association of Hillsborough, Inc.
Board Meeting
August 19, 2015
Beef O'Bradys
Minutes

Meeting called to order at 7:02pm by Mr. Jim Egbert

Quorum established

Mr. Jim Egbert- President, Mr. Andy Kern- Vice President, Mrs. Margaret Cabral- Secretary, Ms. Brandi Van Engen- Treasurer, and Mrs. Casey Borst- Director at Large, present, along with Mrs. Sharon Kline and Mr. Michael Tillotson, representing Sentry Management.

Approval of Minutes

Mr. Jim Egbert motions to accept the minutes as written from the July 2015 meeting, seconded by Mr. Andy Kern, all in favor; motion passes.

Architectural Control Committee Report

Mr. Andy Kern motions to approve the recommendation made by the Architectural Control Committee for approval of the application submitted by 12423 Riverglen Drive, seconded by Mr. Jim Egbert, all in favor; motion passes.

Mr. Andy Kern motions to approve the recommendation made by the Architectural Control Committee for approval of the application submitted by 12302 Freesia Drive, seconded by Mr. Jim Egbert, all in favor; motion passes.

Mr. Andy Kern motions to approve the recommendations made by the Architectural Control Committee for approval of the application submitted by 12616 Riverbirch Drive, seconded by Mr. Jim Egbert, all in favor; motion passes.

Treasurer's Report

Ms. Brandi Van Engen reported the financial status of the community, the fidelity bond information has not been obtained as of the meeting and requested copies of the insurance policies and costs.

The Board requested a historical review of the delinquencies since the beginning of 2015.

Legal Report

Mr. Jim Egbert motions to send the 2 unresolved violations to mediation, seconded by Mrs. Casey Borst, all in favor; motion passes.

Mr. Jim Egbert motions to send the 4 outstanding violations to the Attorney requesting compliance, seconded by Mrs. Casey Borst, all in favor; motion passes.

Mr. Jim Egbert motions to send the Homeowner (109501) a cease and desist letter for running a business out of the home, per the Resolution that was recorded, Book 8667, Page 0288 of the Public Records of Hillsborough County, seconded by Mrs. Casey Borst, all in favor; motions passes.

Social Committee

The Social Committee has planned for "Saturday in the Park" for October 31, 2015 11AM until 2PM.

Management Report

Mr. Michael Tillotson reviewed the submitted August Management Report.

Old/New Business

Entrance Monument project is tabled until additional information is collected.

Lightning Grant for the front entrance has expired; the Board will review this in 2016.

Painting of the Gatehouse will be scheduled by the Board shortly.

Entrance Cameras, Mr. Andy Kern motions to award the proposal provided by Accurate Electronics in the amount of \$3,895.95, over the two other potential vendors, Overhead Door Company and Site Secure, seconded by Mr. Jim Egbert, all in favor; motion passes.

HCSO Deputy- Scheduled to be on-site Tuesday, September 15th and Tuesday September 29th

Website- tabled, will schedule a training session that will include the Board and Michelle Biggerstaff with Sentry Management.

Garage Sale- Mr. Jim Egbert motions to reschedule the garage sale to October 17, 2015 from 8AM-1PM, seconded by Mrs. Casey Borst, all in favor; motion passes.

Next Scheduled Board Meeting

September 16, 2015, 7PM at Beef O'Bradys, will include a 2016 proposed budget for analysis.

Adjournment

Mr. Andy Kern motions for adjournment at 8:36pm, seconded by Mr. Jim Egbert, all in favor, meeting adjourned.

Respectfully submitted by Michael Tillotson, LCAM

Managing Agent for the River Watch Homeowners Association of Hillsborough, Inc., on behalf of the Board of Directors