

Riverwatch Homeowners Association of Hillsborough Inc.
Board of Directors Monthly Meeting
Beef O'Brady's
4330 Bell Shoals, Riverview, FL 33596
October 19, 2016

Call to Order

Quorum Call, Notice of Meeting:

Margaret C., Secretary called the meeting to order at 7:10PM.

Directors present were:

Margaret Cabral

James Pulkowski

Susan Flynn

Committee Members in attendance were:

Denise Akers - ACC

Judy Serra, Website – Absent

Kara Rutherford, Welcome – Absent

Carol Livingston, Landscape – Absent

Also in attendance were;

Jon Grass GPI

Review and Adoption of Minutes

Motion made by James P, 2nd by Susan Flynn to accept minutes from the September meeting.

Motion carried unanimously.

Committee Reports:

ACC: Denise Akers, Chair

All were approved with the exception of one. Clarification on request for work needs to be explained more in detail. If within guidelines and explanation satisfactory; approval will be given.

Landscape Committee:

Brightview will be notified and questioned on certain landscape concerns by the front entrance. Contractor for lighting at front entrance will be contacted for changes on lighting in a few areas.

Financial Report: James Pulkowski, Treasurer

James reported on the budget for 2017. Susan F made motion to accept recommendations, 2nd by Margaret C. Motion carried unanimously.

Website:

Suggestions were made to add a form to the HOA Website to include ordering decals. It will be discussed with Judy S.

Legal:

Reviewed ongoing collections and violations

Violations:

Item #1. Will continue to monitor violations.

Item #2. End legal proceedings. Motion made by Margaret C. and 2nd by Susan F. Motion carried unanimously.

Item #3. Motion made by Susan F. and 2nd by James P. to send attorney letter on suggestions to cure issues.

Item #4. Motion made by Margaret C. and 2nd by James P. to continue keeping on violation list.

Old Business:

Flag Pole on hold

New Business:

Gate Codes will be discussed at December's Meeting.

Graham Landscape has been chosen from proposals submitted to trim the oak trees in the community. Motion made by

Margaret C. and 2nd by Susan F. Motion carried unanimously.

Motion made by Margaret C. and 2nd by Susan F. to table Amendments to the December meeting. Motion carried unanimously.

Removal of the tree due to accident by front entrance is pending while awaiting payment from the insurance company. Motion made by Margaret C. and 2nd by Susan F. Motion carried unanimously.

Postcards were mailed, temporary signs and permanent signs have been appropriately posted at the front entrance notifying homeowners that vehicles in violation of Riverwatch deed restrictions will be towed. Express Towing will enforce the deed restrictions between the hours of 2AM – 5AM 7 days a week. The telephone number of Express Towing has been listed on all correspondence and signage.

Motion made by James P. and 2nd by Susan F. to vote in Margaret C. as interim President of the Board.

Judy S. was voted in as Secretary of the Board. Motion made by Margaret C. and 2nd by Susan F.

Director at Large position is still open. Notices of open positions for both the ACC and the BOD have been posted by the front entrance.

There will be no November Meeting as to lack of a quorum at this time. ACC will still review all applications and submit approvals to Margaret C. to forward to GPI for approval letters to go out.

Determination of Next Meeting:

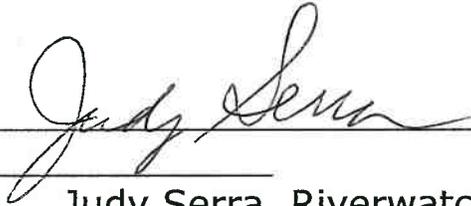
The next monthly Board Meeting will be scheduled for Wednesday, December 14th. December's meeting will be at

Beef O'Brady's on Bell Shoals. ACC meets at 6:15PM and Board meets at 7PM.

Adjournment:

Motion made by Margaret C. and 2nd by James P. to adjourn by unanimous vote at 8:55PM.

Approved
by: _____



Judy Serra, Riverwatch Board Secretary

Date: _____

12-14-16