

River Watch Homeowners Association of Hillsborough Inc.
Board of Directors Monthly Meeting
Beef O'Brady's
4330 Bell Shoals Road, Valrico, FL 33596
May 24, 2017

Call to Order

Quorum Call, Notice of Meeting:

Margaret C., President called the meeting to order at 7:01PM.

Directors present were:

Margaret Cabral – President
Susan Flynn – Vice President - Absent
James Pulkowski – Treasurer
Judy Serra - Secretary
Victor Schott – Director-at-Large

Committee Members in attendance were:

Denise Akers – ACC Chair
George Cabral - ACC
Kristen Rzasa – ACC
Carol Livingston, Landscape Chair - Absent
Judy Serra, Website Chair
Kara Rutherford, Welcome Chair – Absent

Also in attendance were:

Jon Grass, GPI
Debbie Schott – Homeowner
Mike Curley - Homeowner
June Curley - Homeowner

Review and Adoption of Minutes

Motion made by Victor S. 1st and Judy S. 2nd to accept the amended minutes from the April 2017 meeting. Motion carried unanimously.

Reports:

ACC: Denise Akers

The following requests were submitted and approved:

- 9610 Greenbank - glass inserts installed on front door
- 12402 Riverglen - replace rear sliding glass door
- 9610 Birnamwood – exterior paint on pallet
- 12534 River Birch – leveling the driveway
- 9427 Clover Glen – fence install

- The following requests were not approved
- 12503 Riverglen – fence install (need survey and contractor site sheet)
- 12540 River Birch – changing the trim color to match the gutters
- 12413 Riverglen – re-paint

Motion made by Judy S. 1st and Margaret C. 2nd to accept ACC recommendations. Motion carried unanimously.

Homeowner Concerns: Mike and June Curley – 12521 River Birch

- Expressed concerns about oak tree, sidewalk repair and mosquito spraying.

Financials – Margaret Cabral

Margaret and Susan met with Paulette regarding the income statement. Changes will be made.

Treasurer Report – James Pulkowski

- Meeting with the rep in June to discuss rebalancing the portfolio and will provide an update at the next meeting as to what is available at Edward Jones. Motion made by James P. 1st and Margaret C. 2nd for James to meet with Edward Jones rep to rebalance the portfolio as stated above. Motion carried unanimously.

Landscape Committee: Margaret Cabral for Carol Livingston

- Front entrance has been replanted even though it was not what we expected. Bright View indicated that these plants would do better there.

Welcome Committee: Judy Serra for Kara Rutherford

No new welcome packets were delivered.

Website Committee: Judy Serra

Judy has been working with Castaway Webmaster to redesign the current website. Judy will send the link to all BOD members next week for their review and feedback. Based on the outcome of this review, site should be ready to launch in June.

Legal:

Collections:

- Items 1, 3 4 and 6 – all within 45 day waiting period.
- Item 2 – Lien filed
- Item 5 and 7 have been paid

- Item 8 has requested a payment plan. Attorney countered with a different amount. Motion made by Margaret C. 1st and Victor Schott 2nd to accept George Root's recommendation.

Violations:

- Biggest issues are for dirty roofs. Letters have been sent to homeowners to remedy.
- NOTE: Hillsborough County has issued water restrictions beginning June 1st (watering once a week).

Violations (Attorney):

- Item 1 served the summons for maintenance issues.

Management Report:

- Wiring at the front entrance. Outdoor Impressions indicated they would bury the wire but as of this date this has not been done. GPI will send pictures to their electrician and find out how much it will cost to repair.

Unfinished Business:

- Verbiage from the violation letter – comparison made with DRAFT submitted with current letter and they are very similar so no changes need to be made at this time.
- Amendment update – group will move forward on revising the legal fees and the quorum amendments.
- Towing Sign – Motion made by Margaret C. 1st and Victor S. 2nd to proceed with the quote for printing 2 new signs. Motion carried unanimously.
- Sierra Construction – street and gutter repair issue. GPI will discuss the sidewalk issue before we proceed with the other work.

New Business:

- Victor will provide an address for the home which may have a similar street and gutter issue.
- Towing procedure – GPI confirmed random schedule.
- Electronic voting – looking into this system and where we can explore opportunities.
- Homeowner concern about the oak tree. GPI will ask Bright View for their arborist to take a look at the trees.

Determination of the Next Meeting:

The next monthly meeting will be held on June 21, 2017 at Beef O'Brady's on Bell Shoals Road. ACC meets at 6:15PM and Board meets at 7PM.

Adjournment:

Motion made by Margaret C. 1st and James P. 2nd to adjourn by unanimous vote at 9:15PM.

Approved by: Judy Serra

Date: 6-21-17

Judy Serra
River Watch Board Secretary