

River Watch Homeowners Association of Hillsborough Inc.
Board of Directors Monthly Meeting
Beef O'Brady's
4330 Bell Shoals Road, Valrico, FL 33596
July 19, 2017

Call to Order

Quorum Call, Notice of Meeting:

Margaret C., President called the meeting to order at 7:00PM.

Directors present were:

Margaret Cabral – President

Susan Flynn – Vice President

James Pulkowski – Treasurer - Absent

Judy Serra - Secretary

Victor Schott – Director-at-Large

Committee Members in attendance were:

Denise Akers – ACC Chair

George Cabral - ACC

Dawn Collao - ACC

Kristen Rzasa – ACC

Carol Livingston, Landscape Chair - Absent

Judy Serra, Website Chair

Kara Rutherford, Welcome Chair – Absent

Also in attendance were:

Ralph Brown, Homeowner

Jon Grass, GPI

Review and Adoption of Minutes

Motion made by Susan F. 1st and Judy S. 2nd to accept the minutes from the June 2017 meeting. Motion carried unanimously.

Reports:

ACC: Denise Akers

The following requests were submitted and approved:

- 9407 Sayre St – decorative landscape
- 12519 Riverglen Dr – replace wood fence with white vinyl fence
- 12519 River Birch Dr – re-roof
- 12516 Riverglen Dr – exterior paint on pallet

Motion made by Victor S. 1st and Susan F. 2nd to accept ACC recommendations. Motion carried unanimously.

President's Report: None

Treasurer Report – James Pulkowski

No report this month.

Landscape Committee: Margaret Cabral for Carol Livingston

- Carol confirmed the front entrance has been replanted.

Welcome Committee: Judy Serra for Kara Rutherford

No welcome packets were delivered this month.

Website Committee: Judy Serra

Redesigned website was launched the week of July 10th. So far no issues. Judy will review the changes Margaret recommended and see how they can be incorporated into the new design. Announcement sign to be posted at the entrance. Discussed new logo design competition and Judy will have a proposal at next meeting.

Legal:

Collections:

- Item 2 – homeowner on payment plan and has been paying on schedule.

Attorney Actions:

- Item 1 – proposal sent to property management regarding landscape irrigation stating outdoor electric needs to be installed before irrigation system can be installed. Homeowner property manager is meeting with the electrician this week. Susan F. 1st and Victor S. 2nd make a motion to wait until the August meeting to make a decision. Motion carried unanimously.
- Item 2 – pending inspection.
- Item 3 – attorney letter will be sent to homeowner.

Violations:

- Nothing to report

Management Report:

- Gutters at 9620 Birnamwood were ground on July 13th. We need to verify they were ground at the seam and report next month. Mo-

tion made by Judy S. 1st and Susan F. 2nd to pay Sierra Construction \$800 for the gutter grounding.

- Wiring at front entrance has been fixed by the vendor.
- Insurance (Property & Liability, D&O and Crime) policies for 2018 were renewed.
- Three River Watch residents have shown interest in serving on the Riverglen Board. They will be attending the Riverglen Board meeting on 7/20 to observe and see if they want to serve.

Unfinished Business:

- Gate code letter with new resident gate codes was mailed on 7/13/17.
- Amendment update – held meeting to discuss timeframe for amending documents.
- Riverglen/River Watch Newsletter. Rick Huber will be coordinating and Ralph Brown will send an email to the BOD with more information needed. Article ideas include Gate Codes (Susan), Amendments (Victor) Website (Judy).
- Unapproved modification (color repaint). Motion made by Margaret C. 1st and Judy S. 2nd to proceed with the process of sending attorney letter to homeowner. Motion carried unanimously.

New Business:

- Discussed having ACC approval items verified by Greenacre after they are done. GPI will come up with a plan to manage it.
- Gate Phone Entry Call Box inspection revealed a problem with the unit. Estimate received from American Access Controls (check vendor) to fix the unit is \$1,795.73. Motion made by Margaret C. 1st and Susan F. 2nd to proceed with the repair. Motion carried unanimously.

Homeowner Concerns:

- None

Determination of the Next Meeting:

The next monthly meeting will be held on August 16, 2017 at Beef O'Brady's on Bell Shoals Road. ACC meets at 6:15PM and Board meets at 7PM.

Adjournment:

Motion made by Susan F. 1st and Margaret C. 2nd to adjourn by unanimous vote at 8:55PM.

Approved by: _____



Date: 8-16-17

Judy Serra
River Watch Board Secretary