

River Watch Homeowners Association of Hillsborough Inc.  
Board of Directors Monthly Meeting  
2523 Riverglen Drive, Riverview, FL 33569  
September 27, 2017

**Call to Order**

**Quorum Call, Notice of Meeting:**

Margaret C., President called the meeting to order at 7:07PM.

Directors present were:

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

Committee Members in attendance were:

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

Also in attendance were:

Becky Clemments and Fred Lockmueller, Homeowners

**Review and Adoption of Minutes**

Motion made by Judy S. 1<sup>st</sup> and Margaret C. 2<sup>nd</sup> to accept the minutes from the August 2017 meeting. Motion carried unanimously.

**Reports:**

**ACC: Margaret Cabral for Denise Akers**

The following requests were submitted and approved:

- 9603 Birnamwood St. – repaint on palette
- 9605 Greenbank Dr. – fence
- 9615 Greenbank Dr. – fence
- 12524 River Birch Dr. – re-roof
- 12413 Riverglen Dr. – repaint on palette

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

**President's Report:** None

**Treasurer Report – James Pulkowski**

- The budget will be discussed at the October and November meetings.

**Landscape Committee: Margaret Cabral for Carol Livingston**

- No news to report.

**Welcome Committee: Judy Serra for Kara Rutherford**

- No welcome packets were delivered this month.

**Website Committee: Judy Serra**

- No news to report.

**Homeowner Concerns:**

- Homeowner concerned about not receiving a coupon book to pay their assessment.

**Legal:**

**Collections:**

- Items 1, 4, 9, 11 and 13 – collected and closed
- Items 2, 3, 5, 6, 7, 8 and 10 - 45 day intent to lien letter sent
- Item 12 – kept up with payment plan

**Attorney Actions:**

- Item 1 – case is essentially closed as the property has been sodded and the homeowner will be billed for legal fees.
- Item 2 – communication received but a portion of the property remains in non-compliance
- Item 3 – received completed ACC application and is scheduled to be re-painted next month
- Item 4 – on hold until October

**Violations:**

- Several items are now in compliance and can be removed, will follow-up on items, other items on hold, and several items will be sent 2<sup>nd</sup> letters or sent to attorney to handle.

- Prior to next month's meeting Susan will redo the spreadsheet and send to Margaret

## **Management Report:**

### **Unfinished Business:**

- Wiring at front gate: Outdoor Impressions had requested in August that BOD sign off that the job had been completed. BOD told Mr. Smith from Outdoor Impressions that we had been advised by an electrician that the exposed wiring was not in accordance with Hillsborough County (HC) code. The rep from Outdoor Impressions said that it was within code. BOD requested that he document that the exposed wiring is within HC code and BOD would sign that the job has been completed. Mr. Smith said he would get back to BOD with the specifics of the code but to date, no response received.
- Proposal received from Coull's for street gutter drainage on 96e20 Birnamwood in the amount of \$3,850.00. Margaret C. 1<sup>st</sup> and Susan F. 2<sup>nd</sup> make a motion to accept the proposal. James P. abstained.
- Sidewalk repair. Will solicit bid from Coull's to repair (grind)/replace sidewalks that have been reported as needing to be fixed.
- Overpayment policy will be tabled until next month.
- October 7<sup>th</sup> River Watch Community Yard Sale. Signs will be placed at the entrance at Boyette/Donneymoor and McMullen/Donneymoor. The gate will be open from 7:30am-2:00pm.

### **New Business:**

- Received a proposal from Graham Landscaping for tree trimming maintenance. Will ask GPI to contact them to discuss.
- TECO Lift station issues – Margaret will contact Hillsborough County to discuss.
- Motion made by Margaret C. 1<sup>st</sup> and Susan F. 2<sup>nd</sup> to give a \$50 gift certificate to the homeowner that cut up the tree at the entrance after the hurricane. Motion carried unanimously.
- Homeowner contacted BOD stating their payment had not been received by GPI though they had sent it twice. GPI apparently received the 3<sup>rd</sup> payment. In the meantime an attorney letter was sent. Communication will be made to attorney that no further action should be taken with homeowner.

### **Determination of the Next Meeting:**

The next monthly meeting will be held on October 18, 2017 at Beef O'Brady's on Bell Shoals Road. ACC meets at 6:15PM and Board meets at 7PM.

**Adjournment:**

Motion made by James P. 1<sup>st</sup> and Margaret C. 2<sup>nd</sup> to adjourn by unanimous vote at 9:27PM.

Approved by: Judy Serra

Date: 10/18/19

Judy Serra  
River Watch Board Secretary