

RIVER WATCH HOA of Hillsborough, Inc.
Board of Directors Meeting
Wednesday, January 21, 2015
Riverview Civic Center - 11020 Park Drive - Riverview, FL 35569

MINUTES

Jim Egbert called the meeting to order at 7:16 PM Board members present were Jim Egbert, Margaret Cabral, Brandi Van Engen, Casey Borst and Andy Kern. Also attending was Kathleen Packham representing Sentry Management. Quorum was established and proof of meeting notice was verified.

There were three no architectural applications to review: Helmick - 9402 Ayleshire - exterior painting, Akers- 9620 Greenbank - new roof, and Trice - 9411 Cloverglenn - new roof. Jim Egbert **motioned** to accept the ACC committee recommendations to approve all three applications as listed above. Andy Kern seconded the motion and the motion carried.

Jim Egbert **motioned** to waive the reading of the meeting minutes of November 19, 2014 and approve them as written. Andy Kern seconded the motion and the motion carried.

Kathleen Packham gave a verbal Treasurer's report as the financials were just received. The balance of the operating account is \$116,658.43 and the Reserve account balance is \$280,793.87. The year- to- date expenses are \$148,991.37 which was over budget by \$1491.37 for the year. The Year to date income is \$149,877.03 which is over budget by \$2377.03 which leaves a net gain for the year of \$885.66.

The delinquencies were discussed by item # to protect the privacy of the homeowners. The Board directed Kathleen to have the attorney proceed with collections on account #'s 208601, 219001 and 201514.

Based on the property inspection results of January 20, 2015 the Board will not be proceeding with legal action with account #'s 109101 and 109501. Kathleen stated the old violations were corrected but both homes will be receiving new violation letters from the recent inspection.

Jim Egbert openly discussed the situation with the owners and tenants at 12413 who are planning on opening an ALF at this address. The Board has consulted at the Association attorney and may take legal action against this home. The Board is using caution as the challenge of the Federal Fair Housing guidelines is being used as the defense by the homeowner. The Association is waiting for a complaint from the Hillsborough County Equal Opportunity Office. Once this is received the Association will know what statutes the County claims the Association is violating.

Kathleen Packham had submitted a written Manager's Report that was included in the Board Pack. She added that she will check with Sentry corporate on what can be done to improve the quality of the violation photos

Since there was no quorum reached in order to hold the Annual Meeting and Election, Andy Kern **motioned** to have the current Board members serve another year and keep their current officer positions which are: Jim Egbert - President, Andy Kern - Vice President, Margaret Cabral - Secretary, Brandi Van Engen- Treasurer and Casey Borst - Director at Large. Jim Egbert seconded the motion and the motion carried.

Andy Kern **motioned** to ratify the decision of the Gate Repair by Gate Tech in the amount of \$1086.00. Jim Egbert seconded the motion and the motion carried. The Board directed Kathleen to inform American Access they should still be maintaining the gate because of their current maintenance contract. Kathleen will verify when their current maintenance contract expires and request new bids from other companies at that time.

The current late fee and interest policy was discussed. Jim Egbert **motioned** to change the collection policy to give the homeowner until the last day of the month that the assessment is due. If the assessment is not paid by the last day of the due month, 18% interest will be added starting from the original due date. Brandi Van Engen seconded the motion and the motion carried.

Jim Egbert **motioned** to approve the bid from Valley Crest in the amount of up to \$600.00 to replace the damaged Jasmine and irrigation at the front entrance. Andy Kern seconded the motion and the motion carried. Margaret Cabral will speak to them about the bid price in case they can provide the plants and irrigation work for less than the original \$600.00 bid.

The Board decided to wait until after the spring Garage Sale to change the gate code. Jim Egbert **motioned** that the 2015 Garage Sale dates will be Saturday April 18th and Saturday, September 19th. Margaret Cabral seconded the motion and the motion carried.

The new gate code will be included in a letter to be sent in February that will also include other news and reminders for the homeowners. The letter might also include a proxy for voting on amendment changes that will be discussed at the next Board meeting.

Andy Kern will get sketches and ideas for a new entrance sign.

The Board directed Brandi Van Engen and Kathleen Packham to close the reserve account at Center State Bank. Once the check is received for the closed account, the Board will review current bank rates and place the money with another bank offering a higher rate of return. The Fidelity account will stay open and Kathleen will get the signers updated and prepare the necessary paperwork.

The Board briefly discussed the minor paving issues and decided not to pursue further work at this time.

Kathleen and Andy will work on getting quotes for new camera equipment at the front gate. Jim said the gatehouse needs a "lightning arrestor." Kathleen will get information and quotes on this also.

The next Board meeting will be at 7:00 PM on Wednesday, February 18, 2015 at Beef O'Brady's.

With no further Board business to discuss, Jim Egbert **motioned** to adjourn the meeting. Margaret seconded the motion and the motion carried. The meeting was adjourned at 9:00 PM.

Respectfully submitted,

Kathleen Packham, LCAM
Community Association Manager
River Watch HOA