

RIVER WATCH HOA of Hillsborough, Inc.
Board of Directors Meeting
Wednesday, FEBRUARY 18, 2015
Beef O'Brady's - 4330 Bells shoals Road - Riverview, FL

MINUTES

Jim Egbert called the meeting to order at 7:11 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.

Jim Egbert **motioned** to approve the January 21, 2015 meeting minutes as written. Margaret Cabral seconded the motion and the motion carried.

There were nine architectural applications to review:

- 12521 River Birch - Curley - Fence project
- 12307 Breton Oak - Mueller - Paint project
- 12406 Windmill Cove - Van Engen - Landscaping project and storage building
- 9417 Sayre - Tillery - Paint project
- 12410 Windmill Cove - Ross - Solar energy install
- 12313 Riverglen - Borst - Landscape border
- 12524 Riverglen - Bornt - tree removal and fence project
- 12525 River Birch - Carter - Paint project

At the recommendation of the ACC committee, Jim Egbert **motioned** to approve all nine applications. Margaret Cabral seconded the motion and the motion carried.

Brandi Van Engen gave a verbal Treasurer's Report. Kathleen will contact Center State bank on the status of the check from the account that was recently closed. There was discussion on how the Association should invest the money from the Center State account which is \$75,870.32. The Board will explore investment option and decide the best strategy for investing this reserve money. Brandi questioned the amount of the monthly reserve deposit and requested Kathleen check on the 2015 approved budget to make sure the correct version was received by Sentry during the transition from McNeil Management. Jim Egbert **motioned** to approve the Treasurer's Report. Margaret Cabral seconded the motion and the motion carried.

The Board discussed the ALF status at 12413 Riverglen. The attorney received an official discrimination complaint from the tenant that was filed with Hillsborough County Equal Opportunity Office. Kathleen was directed to contact the attorney, Frank Friscia on the status of his response to the complaint. The Board also requested Kathleen to ask Mr. Friscia for names of other attorneys that might have more experience in this area of law.

Margaret Cabral stated the Association was awarded a \$2500.00 Community Enhancement Grant. It will be used to upgrade the lighting at the front entrance. The Jasmine plants at the front entrance gate will be replaced as soon as the danger of frost or freezing passes. Margaret will coordinate the installation with Valley Crest and double check on the price. The Board had already motioned in January to allow up to \$660.00 for the plants and irrigation repairs.

Kathleen had submitted a written Manager's Report. Margaret asked how many monthly inspections were done. Kathleen said there is one complete property inspection done each month. The Board said they requested two inspections per month. Kathleen was not aware of this and will check with Sharon Kline and Michelle Biggerstaff on the contract agreement. The Board requested Kathleen copy Bonnie Bornt on violation reports.

Andy Kern will arrange for the sidewalks to be shaved. Andy requested the Board send him a list of addresses where shaving is needed.

Casey Borst **motioned** to renew the front gate service contract agreement with American Access in the amount of \$1300.00 plus sales tax. Jim Egbert seconded the motion and the motion carried.

The Indemnification Agreement expired with HCSO. This will need to be renewed before any off duty officers can patrol River Watch. Andy Kern will arrange for an engineer study that is required for the renewal.

The Board discussed the current attorney and law firm due to several errors made on paperwork, collections and a recent monthly bill for the association. Both Kathleen and Margaret have spoken to the law firm regarding the errors. The Board agreed to keep Frank Friscia as the Association attorney.

The letter to owners about property maintenance and tentative amendment proposals was "tabled."

The next Board meeting will be on March 18, 2015 at Beef O'Brady's.

With no further Board business to discuss, Margaret Cabral **motioned** to adjourn the meeting. Casey Borst seconded the motion and the motion carried. The meeting was adjourned at 9:25 PM.

Respectfully submitted,

Kathleen Packham, LCAM
Community Association Manager
River Watch HOA