

**RIVER WATCH HOA of Hillsborough, Inc.**  
Board of Directors Meeting  
Wednesday, APRIL 15, 2015  
Beef O'Brady's – 4330 Bell Shoals Road - Riverview, FL

**MINUTES**

Jim Egbert called the meeting to order at 7:57 PM. Board members present were Jim Egbert, Casey Borst and Andy Kern. Margaret Cabral and Brandi Van Engen were unable to attend. Also attending was Kathleen Packham representing Sentry Management. Quorum was established and proof of meeting notice was verified.

Andy Kern **motioned** to approve the March 18, 2015 meeting minutes as written. Jim Egbert seconded the motion and the motion carried.

There were five architectural applications to review.

The list of applications:

DeFreese	9624 Greenbank	Exterior paint
Livingston	12534 River Birch	Install pool and cage
Carter	12525 River Birch	Landscaping
Scott	9643 Greenbank	Replace and stain front door
Orum	9423 Sayre	Install gutters/screen in patio area

At the recommendation of the ACC committee, Andy Kern **motioned** to approve all five applications. Casey Borst seconded the motion and the motion carried.

There was no Treasurer Report as Brandi was still in the hospital. Sentry Management sent the March Financials to all Board members as part of the meeting prep packet.

Jim commented briefly on the ALF and mediation meeting regarding 12513 Riverglen. Jim attended the mediation meeting that afternoon. Due to the pending litigation and confidentiality agreement, he could not give any details of the meeting or the pending litigation. He did say that no compromise or agreement was reached. The Association will share any information possible as it becomes available.

The Board decided to wait on any action on 12532 Riverglen. The foreclosure sale is set for June 6, 2015.

Before arriving for the Board meeting, Kathleen checked the three addresses already having three violations. Two addresses have corrected the violations. The Board asked Kathleen to contact 12419 Riverglen Dr. and speak to them in an attempt to avoid sending the file to the attorney.

The Community Garage Sale is set for Saturday, April 18. Kathleen will have the front gate programmed so that it opens at 7:00 AM and closes at 1:00 PM.

During the Manager report, Kathleen commented the Jasmine plants were planted at the front entrance area. This was to replace dead plants caused by the hydrant repair. She also requested the Board consider painting the Guard House. Kathleen will select a tan or taupe color with a lighter trim color. She will submit the colors to the Board for approval. Casey Borst **motioned** to approve up to \$700.00 for the cleaning sealing and painting of the Guard House. Andy Kern seconded the motion and the motion carried.

The Board directed Kathleen to call Hillsborough County off-duty department and post a request for a 5 hour officer shift on a Friday from 2-7 PM or 3-8 PM.

The bids for three sidewalk repairs were reviewed. Andy Kern **motioned** to approve the bid from AIO in the amount of \$ 1425.00. Jim Egbert seconded the motion and the motion carried.

Three items on the agenda were tabled due to the absence of Margaret and Brandi. The entrance sign, electronic message sign and camera system will be on an upcoming meeting agenda.

The Board asked Kathleen to inquire if the Sentry portal can link a generic email to a personal email so that the Board can have a separate email for Association business.

**Next meeting date** – May 20, 2015

With no further Board business to discuss, Jim Egbert **motioned** to adjourn the meeting. Andy Kern seconded the motion and the meeting adjourned at 9:08 PM.

Respectfully submitted,

Kathleen Packham  
Community Association Manager  
River Watch HOA