

**RIVER WATCH HOA of Hillsborough, Inc.**  
Board of Directors Meeting  
Wednesday, MAY 20, 2015  
Beef O'Brady's – 4330 Bell Shoals Road - Riverview, FL

**MINUTES**

Jim Egbert called the meeting to order at 6:57 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.

Tom Swain of Envera (security cameras) was also in attendance at the meeting to conduct a presentation to the Board about his company's technology. The Board allowed him to make the presentation at this time and not wait until the New Business portion of the meeting agenda. After the presentation, the Board told Tom they would only be interested in a quote for some cameras and not the visitor management system he could offer.

Andy Kern **motioned** to approve the April 15, 2015 meeting minutes as written. Jim Egbert seconded the motion and the motion carried.

There were four architectural applications to review.  
The list of applications:

Anderson	12303 Breton Oak	Solar panels for pool
Wilson	9436 Clover Glen	Solar panels for pool
Wilson	9436 Clover Glen	Backyard landscaping, install spa, and screen enclosure
Hirshfield	12404 Windmill Cove	Install fencing

At the recommendation of the ACC committee, Jim Egbert **motioned** to approve all four applications. Andy Kern seconded the motion and the motion carried.

Brandi Van Engen gave a brief Treasurer's Report. The operating account balance based on the April 2015 financial report is \$131,191.10 and the reserve balance is \$303,000.54. The entire April Financial Report was emailed to the Board as part of the meeting Board Pack.

The Board discussed pending litigation. The Board agreed to wait and see if the down payment money from Member # 105301 is received. The Board has made more than one attempt to work with these owners and get the payments caught up with a payment plan. So far the owners have not followed through with the payments. The foreclosure sale scheduled for June 5, 2015 will not be stopped unless payment in full is received before the sale date. There is no pending first mortgage at this address.

Margaret reported she is not doing any landscaping around the flagpole until the monument sign remodeling has been completed.

Casey Borst reported the Social Committee is planning a June Festival in the park. The details will be posted at the Community entrance.

Kathleen had submitted a written Manager's Report. She added some comments regarding the recent property inspection. There were a few violations she wished the Board to discuss regarding the next action to be taken.