

River Watch Homeowners Association of Hillsborough Inc.
Board of Directors Monthly Meeting
Beef O' Brady's
4330 Bell Shoals, Riverview, Florida 33596
February 17, 2016

1. Call to Order

2. Quorum Call, Notice of Meeting:

Jim E, President, called the meeting to order at 7:00PM. Directors present were:

- Andy Kern
- Margaret Cabral
- James Pulkowski
- Judy Tramosch

Committee members in attendance were:

- George Cabral
- Judy Serra

Also in attendance were:

- Jon Grass, GPI

3. Review and Adoption of Minutes:

Motion made by Margaret C, 2nd by Andy K. to accept the minutes from the January 2016 meeting. Motion carried unanimously.

4. Committee Reports:

A. ACC: George Cabral, (in absence of Chair)

Motion made by Jim E, 2nd by Andy K. to accept the ACC. Motion carried unanimously.

B. Financial Report: James Pulkowski, Treasurer

James requested to move investment accounts for the HOA to Edward Jones. "Resolved , that the individuals identified shall have the full power and authority on behalf of the corporation to enter an agreement on behalf of the corporation; open a brokerage account on the behalf of the corporation; do and perform every act to be done in conjunction with the account being opened, including, but not limited to, being able to transfer, endorse, sell assign, and deliver any and all certificates of stock, bonds, debentures, notes, subscriptions, warrants, stock purchases warrants, execute, and deliver any and all written instruments necessary to effectuate the authority hereby granted." Motion made by James P, 2nd by Margaret C. Motion carried unanimously.

C. Welcome Committee: Kara Rutherford Chair

Kara Rutherford volunteered to be the chairperson of the welcoming committee.

D. Landscape Committee: Carol Livingston, Chair.

Margaret explained the meeting with Jarred Rose concerning the entrance to RW.

E. Neighborhood Watch: Vacant Chair

No Issue.

F. Web Site Committee: Vacant Chair

Kevin Macintosh will assume the hosting of the web page for Elaine who is retiring. Motion made by Jim E, 2nd by James P. for a cost of \$50.00 per month. Motion carried unanimously. Judy Serra has volunteered to chair the web site committee.

5. Management Report:

No Issues.

6. Old Business:

None

7. New Business:

A. Lighting At Main Entrance. We are waiting for the proposal from Outdoor Impressions and Paradise Landscaping.

B. We are awaiting a proposal from Jarred Rose from Paradise Landscaping for for renovations at the front entrance of River Watch.

C. Blinds for Guard Shack. Motion made by Jim E, 2nd by Andy K. to expend up to \$200.00 for blinds in the gate house.

D. Entrance Sign & Brick Wall (see A.)

E. Sidewalk Repair. GPI will get bids for sidewalk grinding and repairs.

F. Write-Off of Small Balances. Motion made by Andy K, 2nd by Judy T. to write off any debt under \$100. 00 that now exists on the AR report. Motion carried unanimously.

G. Appointment of Bank Signer.

H. Amendment Discussion of Legal Fees.

I. Amendment Discussion of Tenant Background Checks

J. Spring yard sale is scheduled for April 9, 2016 .

8. Homeowner Concern:

Concerns were expressed by several homeowners attending the meeting. These homeowners have paid their semi-annual assessment to Smartstreet which was the payee for the former management company. Smartstreet has not released the funds to paylease.com which is the payee for GPI. Motion made by Jim E. and 2nd by Margaret M. to not charge any fee or initiate any legal activity to these homeowners if they can show proof that the problem exists with their account.

9. Determination of the Next Meeting:

The next monthly meeting will be held on March 16, 2015 at the Beef O'Brady's

10. Adjournment:

Motion made by Jim E, 2nd by Andy K. to adjourn by unanimous vote at 8:43 PM.

Approved by: Margaret M Cabral 3/16/16
Margaret Cabral Date
River Watch Board Secretary