

River Watch Homeowners Association of Hillsborough Inc.  
Board of Directors Monthly Meeting  
Beef O' Brady's  
4330 Bell Shoals, Riverview, Florida 33596  
April 20, 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:

- Denise Akers

Also in attendance were:

- Marlene Shaw, GPI
- Frank Friscia
- Melody Goodman 12618 Riverbirch Drive

**3. Review and Adoption of Minutes:**

Motion made by Jim E, 2<sup>nd</sup> by Andy K. to accept the minutes from the March 2016 meeting. Motion carried unanimously.

**3. Legal:**

Attorney Friscia explained the existing case law that binds the HOA from taking any action against the ALF which is being run in the community.

Recommendation is to redefine the specifics in the deed restrictions regarding the terms single family and business. As for as the pool business, we can ask that the pool be drained immediately.

**5. Committee Reports:**

**A. ACC: Denise Akers, Chair**

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

**B. Financial Report: James Pulkowski, Treasurer**

No Issues.

**C. Social Committee: Kara Rutherford Chair**

Carol gave an update on information she has obtained from the Chamber of Commerce for a welcome packet to new neighbors

**D. Landscape Committee: Carol Livingston, Chair.**

No Issues.

**E. Neighborhood Watch: Vacant Chair**

No Issues.

**F. Web Site Committee: Judy Serra Chair**

The web site is being updated and will be ready for grand display by the end of April.

**5. Management Report:**

No Issue.

**6. Old Business:**

1. Lighting Proposal – Outdoor Impressions
2. Landscape Proposal – Paradise Landscaping

**7. New Business:**

Motion made by Jim E, 2<sup>nd</sup> by Judy T. to allot \$8,000.00 for the wall redesign and \$2,000.00 for electrical and irrigation work in the front entrance  
Andy Kern resigned as a member of the River Watch Board of Directors

**8. Homeowner Concern:**

None

**9. Determination of the Next Meeting:**

The next monthly meeting will be held on May 18, 2015 at the Beef O'Brady's

**10. Adjournment:**

Motion made by Jim E, 2<sup>nd</sup> by Andy K. to adjourn by unanimous vote at 9:15 PM.

Approved by: Margaret M Cabral 5/18/16  
Margaret Cabral Date  
River Watch Board Secretary