

River Watch Homeowners Association of Hillsborough Inc.  
Board of Directors Monthly Meeting  
Beef O' Brady's  
4330 Bell Shoals, Riverview, Florida 33596  
July 20, 2016

**1. Call to Order**

**2. Quorum Call, Notice of Meeting:**

Margaret M., Secretary called the meeting to order at 7:00PM. Directors present were:

- Margaret Cabral
- James Pulkowski
- Judy Tramposch
- Susan Flynn
- Jim Egbert-Absent

Committee members in attendance were:

- Judy Sera -ACC
- Kara Rutherford- Welcome
- Carol Livingston- Landscape
- Judy Serra, Web Site

Also in attendance were:

- Jon Grass, GPI

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

Motion made by Margaret M., 2<sup>nd</sup> by James P. to accept the minutes as amended from the June 2016 meeting. Motion carried 3 to 1. James abstained since he did not attend last month's meeting.

**4. Committee Reports:**

**A. ACC: Judy Sera**

Motion made by, Margaret C. 2<sup>nd</sup> by Judy T. to accept the ACC report. Motion carried unanimously. In an effort to insure that homeowners complete ACC requests before work is started Judy will write an article for the newsletter outlining the criteria for approvals.

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

James reported that assets were up from last month. James also presented several suggestions on further investments.

**C. Committee Reports:**

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

First welcome packet was presented to a new home owner. Kara reported that pens with the logo "Welcome to River Watch" are part of the welcome packet. Kara will write an article for the newsletter regarding the welcoming committee.

**D. Neighborhood Watch: Vacant Chair**

No Issues.

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

Judy S. presented a redesigned website with two choices. Judy felt the the new format may make the website more user friendly for access to paint palettes, ACC forms and any questions homeowners may have. A suggestion was made to set up a Facebook group for the HOA. This was tabled for later discussion. Judy will write an article for the newsletter introducing the web site to homeowners. Judy will also get information on the number of residents who "visit" the website.

#### **G. Landscape: Carol Livingston**

Proposal was presented to the BOD for landscape work to be done outside of the front gate by Paradise Landscaping. Motion made by Margaret M. and 2nd by Judy T. to accept the proposal. Motion carried by a 3 to 1 vote. Carol will meet with Paradise Landscaping to get more information on maintenance and also to get a more detailed proposal.

#### **G. Legal:**

##### **1. Collection Status:**

Although nine accounts were sent to George Root, the monthly report included only five accounts. Jon will clarify status of all accounts.

#### **E. Violations:**

Item # 1, Motion made by James P., 2<sup>nd</sup> by Judy T. to place on hold. Motion carried unanimously.

Item # 2, Property is in compliance.

Item # 3, Jon will reinspect the property this week as many of the issues are now in compliance.

Item #4, Jon will reinspect.

Item # 5 Motion made by Margaret M., 2nd by Susan F to move forward to mediation. Motion carried unanimously.

Motion made by Susan F., 2nd by James P. to forward to Attorney a homeowner who refuses to comply with deed restrictions or communicate with management company regarding such, despite receiving multiple violation letters.

#### **5. Management Report:**

Jon discussed the issue of overnight parking violations. Jon will speak with towing companies and report at the August meeting.

#### **6. Old Business:**

1. Sidewalk Repair. Motion made by Margaret C. 2nd by Judy T. to accept the proposal from Sierra Construction in the amount of \$7,560.00 for sidewalk repair/replacement. Motion carried unanimously.

2. Gate codes will be tabled until November meeting

3. Amendment drafts were presented to the BOD from Attorney. Jon will seek clarification on certain points and report to the BOD at August meeting.

#### **7. New Business:**

1. Community Tree Trimming- Jon will check into tree services that can provide bids. Will report at August Meeting

2. Yard Sale- Date to be determined in the month of October. Either October 8 or 15th. River Watch residents have requested that the yard sale not be held on the same date as Fish Hawk.

**8. Homeowner Concern:**

None

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

The next monthly meeting will be held on August 17, 2016 at the Beef O'Brady's

**10. Adjournment:**

Motion made by Margaret C, 2<sup>nd</sup> by James P. to adjourn by unanimous vote at 8:51 PM .

Approved by: \_\_\_\_\_  
Margaret Cabral Date  
River Watch Board Secretary