

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

**1. Call to Order**

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

Jim E, President, called the meeting to order at 7:03PM. Directors present were:

- Margaret Cabral
- James Pulkowski
- Susan Flynn

Committee members in attendance were:

- Denise Akers ACC
- Kara Rutherford. Welcome - Absent
- Carol Livingston, Landscape
- Judy Serra, Web Site

Also in attendance were:

- Jon Grass, GPI

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

Motion made by Margaret C, 2<sup>nd</sup> by Susan F.. to accept the minutes as amended from the July 2016 meeting. Motion carried unanimously.

**4. Committee Reports:**

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

Motion made by Jim E, 2<sup>nd</sup> by James P. to accept the ACC recommendations..  
Motion carried unanimously.

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

James reported on the financial status of the HOA

**C. Committee Reports:**

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

No Issues

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

Motion made by Jim E, 2<sup>nd</sup> by Margaret C. to accept the Bright View proposal for front entrance landscape for an amount of \$4, 235.00. Motion carried 3-1, James P. opposed.

**3. Neighborhood Watch: Vacant Chair**

No Issues.

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

No Issues

**D. Legal:**

**1. Collection Status:**

No Issues.

**E. Violations:**

Item # 2, Motion made by Jim E, 2<sup>nd</sup> by Margaret C. to offer mediation. Motion carried unanimously.

Item # 3, Motion made by Margaret C, 2<sup>nd</sup> by Jim E to move forward with mediation pending verification of the violation. Motion carried unanimously.  
Item # 4, Motion made by Jim E, 2<sup>nd</sup> by James P. that the property will be inspected and if clean it will end, if not we will move forward with offer to mediate. Motion carried unanimously.

**5. Management Report:**

No Issue.

**6. Old Business:**

1. Attorney Amendments have been reviewed and will be presented for the annual meeting.
2. Board Certifications.
3. Flag pole. On hold.

**7. New Business:**

1. Yard Sale will be on Saturday October 1, 2016
2. Tree trimming will be put on hold until September for more bids.
3. Towing contract. Motion made by Jim E, 2<sup>nd</sup> by Susan F. to accept the towing contract from Express Towing to tow between 3 – 5 AM. Motion carried unanimously.
4. Budget meetings will be in September to propose and October to accept. Annual meeting will be Wednesday January 18, 2017.

**8. Homeowner Concern:**

None

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

The next monthly meeting will be held on September 21, 2015 at the Beef O'Brady's

**10. Adjournment:**

Motion made by Jim E, 2<sup>nd</sup> by Margret C . to adjourn by unanimous vote at 8:15 PM .

Approved by: \_\_\_\_\_

Margaret Cabral  
River Watch Board Secretary

Date