

Riverwatch Homeowners Association of Hillsborough Inc.  
Board of Directors Monthly Meeting  
Beef O'Brady's  
4330 Bell Shoals, Riverview, Florida 33596  
September 21, 2016

**Call to Order**

**Quorum Call, Notice of Meeting:**

Margaret C., Secretary called the meeting to order at 7:02PM. Directors present were:

Margaret Cabral  
James Pulkowski  
Susan Flynn

Committee Members in attendance were:

Denise Akers ACC  
Judy Serra Website  
Kara Rutherford, Welcome – Absent  
Carol Livingston, Landscape – Absent

Also in attendance were:

Jon Grass GPI

**Review and Adoption of Minutes**

Motion made by James P. 2<sup>nd</sup> by Margaret C. to accept minutes as amended from the August 2016 meeting. Motion carried unanimously.

**Committee Reports:**

**ACC: Denise Akers, Chair**

Motion made by Susan F. 2<sup>nd</sup> by Margaret C. to accept ACC recommendations. Motion carried unanimously.

**Landscape Committee:** Work has started at our front entrance. New urns are in place. Brightview moving forward on the landscaping.

**Financial Report: James Pulkowski, Treasurer**

James reported on the financial status of HOA.

**Website Committee: Judy Serra Chair**

The River Watch website is being redesigned. Documents were added to reach the County with regards to roads and also street lighting problems. Residents can

submit forms to Hillsborough County via the River Watch Website.

**Legal:**

Reviewed ongoing collections and violations.

**Violations:**

Item #1: Motion made by Susan F. and 2<sup>nd</sup> by James P. to not move forward at this time but keep on list of violations. Motion carried unanimously.

Item #2: Motion made by Susan F. and 2<sup>nd</sup> by James P. to verify ownership. Motion carried unanimously.

Item #3: Motion made by Margaret C. and 2<sup>nd</sup> by James P. to have attorney send letter to investigate professional treatment to cure violation. Motion carried unanimously.

Item #4: Motion made by Susan F. and 2<sup>nd</sup> by James P. to proceed with Case Management Conference and to enforce all deed restrictions. Motion carried unanimously.

**Management Report:**

All sidewalks designated for repair at this time were completed.

**Old Business:**

The Riverwatch Community Yard Sale will be held on Saturday, October 1, 2016 from 8-2. Gates will be open at this time.

Flag Pole still on hold.

**New Business:**

Postcards will be going out to all residents of River Watch regarding overnight parking. Enforcement of overnight parking in accordance with the deed restrictions will begin on October 1, 2016. Large signs were posted on September 21 at the entrance and exit of River Watch regarding overnight parking. Motion made by James P. and 2<sup>nd</sup> by Margaret C. Motion carried unanimously.

Further sidewalk repairs will begin in January, 2017. Motion made by James P. and 2<sup>nd</sup> by Margaret C. Motion carried unanimously.

Several proposals came to the board regarding tree trimming. Dan Graham attended the meeting and presented a detailed proposal on behalf of his company Graham Landscape.

The annual River Watch meeting for all residents will be Wednesday, January 18, 2017.

The resignations of two board Members, Jim Egbert and Judy Tramposh were accepted. Motion made by Susan F. and 2<sup>nd</sup> by Margaret C. Motion carried unanimously.

Discussion ensued regarding assignment of gate codes. This topic will be on hold until the next meeting.

**Homeowner Concerns:**

None

**Determination of the Next Meeting:**

The next monthly meeting will be held on October 19, 2016 at Beef O'Brady's on Bell Shoals. ACC meets at 6:15PM and Board meets at 7PM.

**Adjournment:**

Motion made by Margaret C. and 2<sup>nd</sup> by James P. to adjourn by unanimous vote at 9:45PM.

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

Margaret Cabral  
Riverwatch Board Secretary

Date \_\_\_\_\_