

Riverwatch Homeowners Association of Hillsborough Inc.
Board of Directors Monthly Meeting
Beef O'Brady's
4330 Bell Shoals, Riverview, Florida 33596
December 14, 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
Judy Serra

Committee Members in attendance were:

George Cabral
Denise Akers – ACC - Absent
Kara Rutherford, Welcome – Absent
Carol Livingston, Landscape – Absent

Also in attendance were:

Jon Grass GPI
Ric Sochor (Homeowner)
Karen Sochor (Homeowner)

Review and Adoption of Minutes

Motion made by James P. 1st and Susan F. 2nd to accept minutes from the October 2016 meeting. Motion carried unanimously.

Committee Reports:

ACC: George Cabral, Committee Member

Motion made by Susan F. 1st and James P. 2nd to accept ACC recommendations. Motion carried unanimously.

Motion made by Susan F. 1st and James P. 2nd beginning in January 2017 each ACC request will be approved on an individual basis. Motion carried unanimously.

Discussion included putting together a "roof" palette book similar to the "paint" palette book. This will be discussed with the ACC Chair at the January meeting.

Landscape Committee: Aaron Frazier from Bright View met with Margaret and Carol to discuss planting at entrance.

Website Committee: Judy Serra Chair

Judy has been working with Castaway Website Design to create a BOD-specific email address. This will be tested with the BOD members and if it works out, will be the official email address for the Board posted on the River Watch HOA Board webpage.

Ongoing updates have been made to the website to keep it current so homeowners/residents have information about the community.

Legal:

Reviewed ongoing collections and violations.

Item #1: Settlement to erase interest on late payment of fees.

Item #2: Payment made.

Item #3: Payment made.

Item #4: Demand letter sent, then lien.

Item #5: Demand letter sent, then lien.

Item #6: Homeowner asking to waive attorney fees. Homeowner refers to month of October that monies were not paid from their checking account. The same resident was in arrears in January 2016. If resident cannot produce documentation that the payment was attempted in July 2016 then this will not be paid by the HOA. Motion made by Margaret C. 1st and Judy S. 2nd to deny the homeowners request to have the HOA pay the attorney fee for late payment of fees.

Item #7: Payment made.

Item #8 – Demand letter sent, then lien.

Violations:

Items #1-2 have been removed from the active list.

Item #3 - corrected property except for dead plants and roof still needs work. The lawn is being mowed and the sidewalks have been cleaned.

Item #4 – sidewalks, Jon will contact the lawyer who will send homeowner letter with pictures.

Item #5 has been removed from the active list.

Item #6 this property has 4 violations.

Jon G. will ask Karen N. to put a list together of 2nd violations so we can assess which ones go to the lawyer.

Management Report:

Graham Landscaping has started the tree trimming. So far they are doing an excellent job.

State Farm issued a check for the tree damage at the front entrance.

Riverglen is partially reimbursing River Watch for the entrance sign.

Financial Report/Budget: James Pulkowski, Treasurer

Motion made by Jim P. 1st and Margaret C. 2nd to approve the budget for 2017. Motion carried unanimously.

Old Business:

Appointment of Judy Serra as Secretary of the River Watch HOA Board of Directors. Motion made by Margaret C. 1st and James P. 2nd. Motion carried unanimously.

Other Business:

Amendments: We are trying to pass the following amendments (which will be discussed at the January meeting)

- A. Attorney fees paid by the homeowner in cases of deed restriction violations
- B. Businesses running in the community
- C. Rental properties registering and then renters and homeowner ultimately abiding by the rules of the community

Flag Pole Topper (at the entrance) – got an estimate from Florida Flag to replace for \$200 which includes installation. Motion made by James P. 1st and Margaret C. 2nd. Motion carried unanimously.

Tree Damage - Reimbursement from the insurance company has been received.

Front entrance lights - The Electrical Company who put the lights up at the entrance was asked to put 2 additional lights at the entrance right inside of the brick pillars at the

entrance and exit. This can be done for \$280. Motion made by Susan F. 1st and Judy S. 2nd. Motion carried unanimously.

Lump sum settlement for delinquent fees - request received from homeowner to waive the interest on their delinquent dues. This will be approved if payment received in full. Motion made by James P. 1st and Margaret C. 2nd. Motion carried unanimously.

Christmas decorations – received receipts from the Decorating Committee for reimbursement in the amount of \$50.30 for the Christmas lights. Committee requested \$150-200 to purchase decorations for next year. Motion made by Margaret C. 1st and Susan F. 2nd. Motion carried unanimously.

River Watch Property – Jon G. will check the mailing address (on the Hillsborough County Property Appraisers Office website) for all property owned by River Watch HOA and make sure it has changed from Sentry Management to GPI.

Homeowner Concerns:

None

Determination of the Next Meeting:

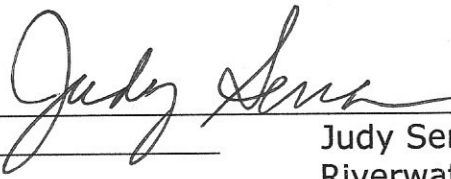
The next monthly meeting will be held on January 18, 2017 at the Bloomingdale Public Library on Bloomingdale Avenue. ACC meets at 6:15PM and Board meets at 7PM.

Adjournment:

Motion made by Margaret C. 1st and James P. 2nd to adjourn by unanimous vote at 9:05PM.

Approved by:

Date: 1/18/17



Judy Serra

Riverwatch Board Secretary