

River Watch Homeowners Association of Hillsborough Inc.  
Board of Directors Monthly Meeting  
Beef O'Brady's  
4330 Bell Shoals Road, Valrico, FL 33596  
June 21, 2017

**Call to Order**

**Quorum Call, Notice of Meeting:**

Margaret C., President called the meeting to order at 7:00PM.

Directors present were:

Margaret Cabral – President

Susan Flynn – Vice President

James Pulkowski – Treasurer

Judy Serra - Secretary

Victor Schott – Director-at-Large - Absent

Committee Members in attendance were:

Denise Akers – ACC Chair

George Cabral - ACC

Kristen Rzasa – ACC

Carol Livingston, Landscape Chair - Absent

Judy Serra, Website Chair

Kara Rutherford, Welcome Chair – Absent

Also in attendance were:

Jon Grass, GPI

Chris McGill - Homeowner

Alicia Thomas – Homeowner

Rick Snyderwine - Homeowner

**Review and Adoption of Minutes**

Motion made by Susan F. 1<sup>st</sup> and James P. 2<sup>nd</sup> to accept the amended minutes from the May 2017 meeting. Motion carried unanimously.

**Reports:**

**ACC: Denise Akers**

The following requests were submitted and approved:

- 9403 Clover Glen - shed
- 9406 Ayleshire Pl – re-roof
- 9618 Green Bank Dr – replace screen enclosure
- 9612 Green Bank Dr – exterior paint not on pallet
- 9605 Birnamwood St – exterior paint not on pallet

- 12404 Windmill Cove Dr – replace front door glass inserts

Received a question to the ACC mailbox regarding tree removal in homeowner yard. No ACC approval required.

Motion made by Judy S. 1<sup>st</sup> and Margaret C. 2<sup>nd</sup> to accept ACC recommendations. Motion carried unanimously.

**President's Report:**

- Would like to split out some responsibilities such as amendments, violations and electronic voting to other HOA Board members. Margaret will contact Victor to get his viewpoint.

**Treasurer Report – James Pulkowski**

- Meeting with rep from Edward Jones this week to discuss reallocation opportunities. On track with budget vs. actuals.

**Landscape Committee: Margaret Cabral for Carol Livingston**

- We still have watering issues at the front entrance, Carol spoke with Aaron at Bright View and he will replant at no charge.

**Welcome Committee: Judy Serra for Kara Rutherford**

Welcome packets were delivered to the following addresses:

- 12502 Riverglen Dr
- 12520 Riverglen Dr
- 12523 River Birch Dr

**Website Committee: Judy Serra**

Reviewed redesigned website, minor changes still need to be made. Judy to work with Castaway Web Design on the changes. Will activate the new website the end of June.

**Legal:**

**Collections:**

- Item 1, 2, 4 and 5 have either paid or in process
- Item 3 claim of lien to be signed
- Item 6 payment plan – 1<sup>st</sup> payment received

**Attorney Actions:**

- Item 1 – house has been painted so it can closed.
- Item 2 – homeowner has asked for an extension to fix the yard. Motion made by Susan F. 1<sup>st</sup> and Judy S. 2<sup>nd</sup> to grant the extension if homeowner can prove irrigation system installed by August 1<sup>st</sup>. Motion carried unanimously.
- Item 3 – legal action pending.

**Violations:**

- Item #1 - second letter sent – no response from homeowner for violations, attorney letter will be sent.

**Management Report:**

- Two tow signs were installed at the entrance.

**Unfinished Business:**

- New gate codes have been entered by GPI and letter sent to homeowner’s mid-July that gate codes will change on August 1<sup>st</sup>.
- Amendment update – no news
- Street and gutter repair proposal received from Sierra Construction. GPI will contact them to discuss just grinding the gutter. Motion made by James P. 1<sup>st</sup> and Margaret C. 2<sup>nd</sup> to approve the gutter rebuild if the gutter cannot be ground. Motion carried unanimously.
- Sidewalk repair issue. Sierra states they could not do anything else without excavating the area. Margaret met with an arborist from Bright View who confirmed cutting the root would damage the tree. Motion made by Margaret C. 1<sup>st</sup> and James P. 2<sup>nd</sup> to pay Sierra the balance of the sidewalk repair. Motion carried unanimously.

**New Business:**

- A&H submitted a proposal in the amount of \$2,400 to re-do the lighting at the front entrance. Margaret will contact the attorney for guidance as to what can be done about the work done by the contractor.
- Community Newsletter. Rick Huber from Riverglen leads this effort for both Riverglen and River Watch. Articles must be submitted in August. Looking for ideas.

**Homeowner Concerns:**

- None

**Determination of the Next Meeting:**

The next monthly meeting will be held on July 19, 2017 at Beef O’Brady’s on Bell Shoals Road. ACC meets at 6:15PM and Board meets at 7PM.

**Adjournment:**

Motion made by Susan F. 1<sup>st</sup> and Margaret C. 2<sup>nd</sup> to adjourn by unanimous vote at 8:54PM.

Approved by: Judy Serra

Date: 7-19-17

Judy Serra  
River Watch Board Secretary