

River Watch Homeowners Association of Hillsborough Inc.
Board of Directors Monthly Meeting
Beef O'Brady's
4330 Bell Shoals Road, Valrico, FL 33596
August 16, 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
Dawn Collao - ACC
Carol Livingston, Landscape Chair - Absent
Judy Serra, Website Chair
Kara Rutherford, Welcome Chair – Absent

Also in attendance were:

Larry and Debi Ganbin, Homeowners
Jon Grass, GPI

Review and Adoption of Minutes

Motion made by Judy S. 1st and Susan F. 2nd to accept the minutes from the July 2017 meeting. Motion carried unanimously.

Reports:

ACC: Denise Akers

The following requests were submitted and approved:

- 12404 Windmill Cove – install shutter, carriage entryway lights, fascia repair, exterior painting
- 12516 Riverglen Dr. – exterior paint on pallet resubmitted with form completed and all photos
- 12534 River Birch Dr. – installation of a well and pump on side of house

12413 Riverglen Dr.: Karen from GPI to send Denise the completed form with attachments (paint swatch) to Denise for approval.

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

President's Report: None

Treasurer Report – James Pulkowski

- Met with Edward Jones' representative to discuss investment options in their portfolio. Not too many options available at this time. Will meet again in November to re-assess.

Landscape Committee: Margaret Cabral for Carol Livingston

- The palms at the front entrance have been de-booted.

Welcome Committee: Judy Serra for Kara Rutherford

Welcome packets delivered to the following new homeowners:

- 9615 Birnamwood St.
- 12523 River Birch Dr.
- 9402 Clover Glen Dr.
- 12320 Riverglen Dr.
- 12324 Riverglen Dr.

Website Committee: Judy Serra

No issues reported with the new website. Would like to table the discussion for the new logo design competition until 2018.

Homeowner Concerns:

- Homeowner concern about standing water at 9620 Birnamwood Dr. Requested to receive communication on a weekly basis as to the status of the situation.

Legal:

Collections:

- Items 1-3, 5-8, 13 are in process
- Item 4 – has been paid and file closed
- Items 9, 10 12 – need clarification as to identification and status (GPI to contact)
- Item 11 – homeowner has been making payments on schedule

Attorney Actions:

- Item 1 – irrigation has been installed, homeowner has until August 24th to install new sod. If new sod has not been installed on this date GPI contact attorney for next steps.
- Item 2 – landscaping has been improved but not to the extent that is needed. Sidewalk needs to be edged and house needs to be painted.
- Item 3 – GPI will follow-up on the paperwork submitted by homeowner and determine if attorney letter should be sent.
- Item 4 – homeowner has not dealt with the landscaping issue and has been given 10 days to remedy. This will be discussed at the next meeting.

Violations:

- Watering ban is off. GPI will review the list and determine if sod issues should be addressed.

Management Report:

- 9620 Birnamwood – street gutter issue. GPI will contact engineering firm to perform assessment. Motion made by Judy S. 1st and James P. 2nd to pay engineering firm up to \$1,000 to for assessment.
- Front entrance lights installed by Outdoor Impressions still need to be corrected. Wiring is not buried as it was supposed to be. Motion made by Margaret C. 1st and Susan F. 2nd for GPI to ask attorney letter be sent. Motion carried unanimously.
- 9616 Birnamwood will send letter giving 30 day notice concerning abatement for numerous issues.

Unfinished Business:

- Amendment Update – Committee asked for BOD members to attend meetings. Committee will be going door to door to discuss the amendments with homeowners in January. Committee asked for Team T-shirts to help identify them in the community. Motion made by Margaret C 1st and Susan F 2nd to move the Annual meeting to February 21, 2018. Motion carried unanimously.
- Call box repair. Motion made by Margaret C 1st and Susan F 2nd to pay America Access Controls \$1,795.73 and \$265 to fix the keypad at the front gate.

New Business:

- Annual Meeting date is February 21, 2018.
- Budget workshop will be held on October 18 and November 15.
- Overpayments – James P. has offered to put together a proposal and send to all BOD.
- Community Yard sale will be held October 7th.
- Sidewalk repair – trying to find vendors to provide proposals.

- Fence in disrepair at 12419 Riverglen Dr. Letter will be sent to homeowner.
- Tree trimming - request proposal from Graham to perform maintenance in fall.

Determination of the Next Meeting:

The next monthly meeting will be held on September 20, 2017 at Beef O'Brady's on Bell Shoals Road. ACC meets at 6:15PM and Board meets at 7PM.

Adjournment:

Motion made by Margaret C. 1st and Susan F. 2nd to adjourn by unanimous vote at 9:08PM.

Approved by: Judy Serra

Date: 9/29/17

Judy Serra
River Watch Board Secretary