

River Watch Homeowners Association of Hillsborough Inc.  
Board of Directors Monthly Meeting  
Beef O'Brady's  
4330 Bell Shoals Road, Valrico, FL 33596  
November 15, 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

Committee Members in attendance were:

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

Also in attendance were:

Becky Clemments and Fred Lockmueller, Homeowners  
Thomas Gregory, Homeowner  
John Flynn, Homeowner  
Jon Grass, GPI

**Review and Adoption of Minutes**

Motion made by Susan F. 1<sup>st</sup> and Victor S. 2<sup>nd</sup> to accept the minutes from the October 2017 meeting. Motion carried unanimously.

**2018 Budget Adoption**

- Motion to Adopt 2018 Proposed Budget – Motion made by James P. 1<sup>st</sup> and Susan F. 2<sup>nd</sup> to accept the budget. Motion carried unanimously.

**Reports:**

**ACC: Margaret Cabral for Denise Akers**

The following requests were submitted and approved:

- 9409 Sayre St. – re-paint on pallet with stipulations
- 9409 Sayre St. – window/door replacement

- 12512 Riverglen Dr. – re-roof
- 12429 Windmill Cove Dr. – re-roof
- 12501 Riverglen Dr. – re-roof approved with stipulations
- 12408 Windmill Cove Dr. – re-roof with stipulations
- 12321 Riverglen Dr. – re-paint front door

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:**

- No news to report.

**Treasurer Report – James Pulkowski**

- Meeting with Edward Jones rep on Friday, November 17<sup>th</sup> to review investment holdings and determine if there are opportunities to invest some of our cash position.
- Question about fees charged by Edward Jones and James will have this information at the next meeting.

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

- No news to report.

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

- No new welcome packets were distributed this month.

**Website Committee: Judy Serra**

- All 2018 ACC and BOD meeting dates posted, in addition to the Calendar. Moved some of the ACC dates to coincide with the BOD meeting.
- Added the ACC change of date/venue notice under Community News.

**Homeowner Concerns:**

- Homeowner concern about not receiving a coupon book when they moved in. Contacted the property management company about non-payment.

**Legal:**

**Collections:**

- Items 1, 2, 4 – Claim of Lien recorded, 45 day notice process begins
- Item 3 – within the initial 45-day period and Claim of Lien is awaiting signature. Partial payment received.
- Item 5 – has been paid and file closed
- Item 6 – payment plan late payment should be received this week

**Attorney Actions:**

- Items 1, 2, 3 – settlement payment received, therefore this matter has been resolved.
- Item 4 – this matter remains on hold.

**Violations:**

- Nothing to report.

**Management Report:**

- Coull's repaired the sidewalks on Riverglen and River Birch.
- An additional sidewalk on Riverglen needs to be repaired and resident at 12532 River Birch reported sidewalk needs replacing – Motion made by Margaret C. 1<sup>st</sup> and Judy S. 2<sup>nd</sup> to replace this year. Motion carried unanimously.
- Graham Landscaping provided revised tree trimming proposal.
- Damaged drip line irrigation at entrance has been repaired.
- Traffic Jurisdiction Agreement was completed by Everett Morrow and now must go through the approval process.
- Light at flagpole that needs to be replaced has been reported to A&H Electric.

**Unfinished Business:**

- Amendment Update – update in January
- Fence Violation-Riverglen Dr. – GPI will send a letter to homeowner asking for the original approval for the wood fence installation.
- Overpayment-Determine Policy for Refunds – next year.
- Lift Station/TECO – met with Stacy White and talked with an environmental manager from Hillsborough County.
- Homeowner asked for an extension to pressure wash the driveway and missed the deadline. GPI will send a letter to homeowner identifying additional issues.
- GPI will attempt to negotiate a settlement with the attorney from the Homeowner who sent payment which was not received.

**New Business:**

- Revised trim trimming proposal. Motion made by Margaret C. 1<sup>st</sup> and James P. 2<sup>nd</sup> to accept the proposal of \$12,250 from Graham Landscape to prune the trees near the street. Judy S. voted against.

**Determination of the Next Meeting:**

The next monthly meeting will be held on January 17, 2018 at Beef O'Brady's on Bell Shoals Road.

**Adjournment:**

Motion made by Susan F. 1<sup>st</sup> and Victor S. 2<sup>nd</sup> to adjourn by unanimous vote at 8:48PM.

Approved by: Judy Serra

Date: 1-17-18

Judy Serra  
River Watch Board Secretary