

River Watch Homeowners Association of Hillsborough Inc.
Board of Directors Monthly Meeting
Bloomingdale Public Library
1906 Bloomingdale Ave., Valrico, FL 33596
March 8, 2018

Call to Order

Quorum Call, Notice of Meeting:

Margaret C., President called the meeting to order at 7:50PM.

Directors present were:

Margaret Cabral – President
Susan Flynn – Vice President
James Pulkowski – Treasurer - Absent
Judy Serra - Secretary
Victor Schott – Director-at-Large - Absent

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:

Jon Grass, GPI

Review and Adoption of Minutes

Motion made by Margaret C. 1st and Susan F. 2nd to accept the minutes from the January 2018 meeting. Motion carried unanimously.

Business:

- A. Designation of signatories on association bank accounts – no change
- B. Designation of liaison to manager and attorney – no change
- C. Procedures for board receipt of board meeting information – no change
- D. Limited authorities granted – no change
- E. Meeting minutes/transcribed/tapes destroyed – no change
- F. Posting meeting notices – no change
- G. Board certifications – BOD is current with certifications

Motion made by Margaret C. 1st and Susan F. 2nd to accept the business items. Motion carried unanimously.

Reports:**ACC: Margaret Cabral for Denise Akers**

- Denise Akers has submitted her resignation from the ACC effective March 31, 2018.

President's Report:

- No report

Treasurer Report – James Pulkowski

- No report

Landscape Committee: Margaret Cabral for Carol Livingston

- No report

Welcome Committee: Margaret Cabral for Kara Rutherford

- No report

Website Committee: Judy Serra

- No report

Homeowner Concerns:

- None

Legal:**Collections:**

- Item 1 – Motion made by Margaret C. 1st and Susan F. 2nd to file the Assessment Lien Foreclosure. Motion carried unanimously.
- Item 2- Motion made by Margaret C. 1st and Susan F. 2nd to follow the attorney advice.
- Item 3 – Motion made by Margaret C. 1st and Susan F. 2nd to follow the attorney advice. Motion carried unanimously.
- Item 4 – No action, homeowner up to date with payments.

Attorney Actions:

- Items 1 and 4 – Motion made by Margaret C. 1st and Judy S. 2nd to send a Statutory Offer to Participate in Mediation. Motion carried unanimously.
- Item 2 – No action, in compliance.
- Item 3 – GPI to notify Frank that house violations have been cleaned up but now there is a trailer parked.

Violations:

- No report.

Management Report:

- Motion made by Margaret C. 1st and Susan F. 2nd to accept the roll-over of funds for 2018.

Unfinished Business:

- Traffic Jurisdiction document was sent to the incorrect address but expected to receive week of March 12th.

New Business:

- Coull's provided proposals to replace the following sidewalks:
 - 9610 Birnamwood - \$2850
 - 9617 Birnamwood - \$9120
 - 9602 Greenbank - \$5015
 - 9625 Greenbank - 2280
- Coull's provided proposals to replace the following gutter:
 - 12304 Freesia Court- \$2,688.

Motion made by Judy S. 1st and Margaret C. 2nd to approve the sidewalk and gutter repairs. Motion carried unanimously.

- BrightView provided a proposal for entrance. Margaret will contact them to discuss before we decide to move ahead.
- BrightView provided a proposal to move grass and plant bushes along both sides of the entrance. Motion made by Margaret C. 1st and Susan F. 2nd to accept the proposal for \$2,127.10. Motion carried unanimously.
- American Access Controls Contract Renewal in the amount of \$1,487.30. Noticed the effective date was incorrect. GPI will contact them to have this changed. Based on the correct effective date motion made by Judy S. 1st and Susan F. 2nd to accept the renewal contract. Motion carried unanimously.
- Mueller Home Repair LLC provided two proposals (total \$150) to pressure wash the 2 brick pillars leading to the Reserve in addition to the entry sign. Motion made by Margaret C. 1st and Susan F. 2nd to accept the pressure washing proposals. Motion carried unanimously.
- April 7th yard sale. Margaret will place ads in local newspapers.

Determination of the Next Meeting:

The next monthly meeting will be held on April 18, 2018 at Beef O'Brady's on Bell Shoals Road, Valrico, FL

Adjournment:

Motion made by Margaret C. 1st and Susan F. 2nd to adjourn by unanimous vote at 8:33PM.

Approved by: Judy Serra

Date: 4-18-18

Judy Serra
River Watch Board Secretary