

River Watch Homeowners Association of Hillsborough Inc.
Board of Directors Monthly Meeting
Beef O'Brady's
4330 Bell Shoals Road, Valrico, FL 33596
April 18, 2018

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 - Absent
Judy Serra - Secretary
Victor Schott – Director-at-Large - Absent

Committee Members in attendance were:

Dawn Callao – 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
Jon Grass, GPI

Review and Adoption of Minutes

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

Reports:

ACC: Dawn Callao (reported by Margaret Cabral)

The following requests were submitted:

- 12604 River Birch Dr – paint front door on palette
- 12320 Riverglen Dr – replace existing fence
- 12303 Freesia Ct – re-roof
- 12416 Windmill Cove Dr – paint on palette
- 12518 River Birch Dr – repair and replace gutters
- 9408 Sayre St – install solar heating panels on roof for pool
- 12436 Windmill Cove Dr – re-roof

The following requests were submitted with stipulations:

- 12533 Riverglen Dr – re-roof

- 9619 Greenbank Dr – re-roof
- 9638 Greenbank Dr – re-roof
- 12423 Riverglen Dr – replace existing wood fence with white slatted vinyl fence
- 9407 Ayleshire Pl – re-roof

Additional Homeowner participation needed on the ACC...Margaret will coordinate communication.

President's Report:

- Contacted interested homeowner regarding initiating Neighborhood Watch. Awaiting response.

Treasurer Report – James Pulkowski

- No report

Landscape Committee: Margaret Cabral for Carol Livingston

- Email sent to Aaron at Bright View about the proposal/planting at the entrance. No response received.

Welcome Committee: Margaret Cabral for Kara Rutherford

- Welcome packets delivered to the following new homeowners:
 - 9408 Sayer St
 - 9607 Birnamwood St
 - 12524 River Birch Dr
 - 12525 River Birch Dr
 - 12532 River Birch Dr

Website Committee: Judy Serra

- There was an issue with not receiving email messages forwarded from the bod@riverwatchhoa.com email address. Judy (with input from Fred Lockmueller) will contact Castaway Web Design to discuss possible solution.
- Judy will work with webmaster to create an ACC email address (similar to bod email address). Judy will contact ACC Chair to get this email working on the ACC Committee webpage.

Homeowner Concerns:

- None

Legal:

Collections:

- Item 1 – Filed and served the assessment lien foreclosure. Owner has 11 days to answer the complaint.
- Items 2 and 5 - Within the initial 45-day intent to lien.
- Items 3, 6 and 7 – Received payment in full. Closed.

- Item 4 – Pending probate action and statement of claim has been filed.

Attorney Actions (as of February 12th report):

- Item 1 – Attorney sent Statutory Offer to Participate in Mediation letter. No response received.
- Attorney sent a letter to Homeowner concerning unapproved fence installed on conservation lot. Property Manager for Homeowner contacted GPI and said the fence in the back of property will be replaced with a 4 ft. fence.

Violations:

- No report.

Management Report:

- The following sidewalks have been repaired:
 - 9610 Birnamwood
 - 9617 Birnamwood
 - 9625 Greenbank
 - 9602 Greenbank
- Coull's repaired gutter at 12304 Freesia Court
- The property & liability, D&O and Crime policies for 2018 were renewed.
- Pedestrian gate collars were secured in place by Mueller Home Repair.

Unfinished Business:

- Amendment update. Margaret will contact Victor to discuss.
- Overpayment policy. James will provide an update next month.
- TECO changing streetlights to LED bulbs over the next 3 to 5 years but will have minimal savings.
- Traffic Jurisdiction has been approved and we are waiting for to receive it.

New Business:

- Coull's will provide repair estimates for the following sidewalks:
 - 12427 Windmill Cove
 - 9619 Greenbank
 - 9614 Birnamwood
 - 9418 Clover Glen
 - 12412 Windmill Cove
 - 9609 Greenbank
 - 9607 Greenbank (\$3,762 – this includes 9609)
 - 9613 Greenbank (\$2,280)

- Motion made by Margaret C. 1st and Susan F. 2nd to send letters to 2 homeowners explaining changes that need to be made to bring their sheds into compliance with the deed restrictions. Motion carried unanimously.
- Revision to Collection Policy will be discussed at the next meeting.
- Late fee waiver request – Jon will review.

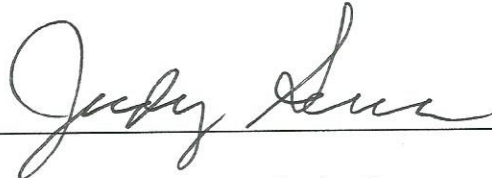
Determination of the Next Meeting:

The next monthly meeting will be held on May 16, 2018 at Beef O'Brady's on Bell Shoals Road, Valrico, FL

Adjournment:

Motion made by Margaret C. 1st and Judy S. 2nd to adjourn by unanimous vote at 8:34PM.

Approved by: _____



Date: _____

5/17/18

Judy Serra
River Watch Board Secretary