

River Watch Homeowners Association of Hillsborough Inc.
Board of Directors Monthly Meeting
Beef O'Brady's
4330 Bell Shoals Road, Valrico, FL 33596
June 20, 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:

Fred Lockmueller, Homeowners
Ryan Ford and Brandon Ford (representatives for homeowner)
Jon Grass, GPI

Review and Adoption of Minutes

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

Reports:

ACC: Dawn Callao (reported by Margaret Cabral)

The following requests were submitted:

- 9620 Greenbank Dr - fence
- 12533 Riverglen Dr – remove oak tree
- 9616 Birnamwood St – re-roof
- 9616 Birnamwood St – re-paint
- 12303 Freesia Ct – install lamp post
- 9425 Cloverglen – re-roof
- 12307 Freesia Ct – re-roof
- 12502 Riverglen Dr – install generator
- 12502 Riverglen Dr – site prep for generator

The following requests were submitted with stipulations:

- 12417 Riverglen Dr – re-roof
- 12436 Windmill Cove Dr – re-paint

Motion made by Judy S. 1st and Margaret C. 2nd to accept. Motion carried unanimously.

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

- Welcome packets delivered to the following new homeowners:
 - 12524 River Birch
 - 12319 Riverglen
 - 12514 River Birch
 - 12519 River Birch
 - 12526 Riverglen

Website Committee: Judy Serra

- New email for acc@riverwatchhoa.com has been created and will be posted on the Committees webpage.
- ACC Guidelines message added under Community News.

Homeowner Concerns:

- Representative for Homeowner stated they were concerned about receiving a letter for having a BBQ grill on the lawn.

Legal:

Collections:

- Item 1 – Assessment lien foreclosure filed and served. In the process of drafting the motion for summary judgement and supporting affidavits.
- Item 2 – Sent the 45-day intent to lien letter.
- Item 3 – Sent the 45-day intent to lien letter. Awaiting decision on the proposed claim of lien for execution.

Attorney Actions:

- No actions

Violations:

- Violation letter sent to homeowner regarding landscaping in the front yard. Homeowner stated they did not understand what it means to live in a deed restricted neighborhood and thought they were improving the neighborhood.

Management Report:

- Coull's will begin sidewalk repairs on 6/18/18 weather permitting.
- S&K Lawncare forwarded invoices for mowing at 9616 Birnamwood but were received after the property was sold and after the 30-day time limit to file a claim against the estate.

Unfinished Business:

- Amendment updates continues to be discussed...no action.
- Wooden sheds – 1) homeowner submitted photos of the shed and this is in compliance. 2) homeowner was instructed to provide an update at the June meeting...no update has been supplied. GPI will send homeowner a letter giving them 10 days to provide an update or attorney action will be taken.

New Business:

- GPI will discuss invoices with S&K to determine course of action
- Sidewalk/gutter repair request – GPI will assess and provide an update at the July meeting
- Ratify Birnamwood sidewalk repair – 9616 Birnamwood St - \$2,850\Motion made by Judy S. 1st and Susan F. 2nd to accept the motion. Motion carried unanimously.
- Brightview plant maintenance – plants at the front were trimmed by mistake and Brightview should be replaced.
- Addition to welcome packets - Welcome
- Board member resignation – Victor Schott has resigned as Director-at-Large. The BOD accepts the resignation.

Determination of the Next Meeting:

The next monthly meeting will be held on July 18, 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 8:04PM.

Approved by: _____



Date: 7-11-18

Judy Serra
River Watch Board Secretary