

River Watch Homeowners Association of Hillsborough Inc.  
Board of Directors Monthly Meeting  
Beef O'Brady's  
4330 Bell Shoals Road, Valrico, FL 33596  
July 11, 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  
Judy Serra – Secretary

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, Homeowner  
Jon Grass, GPI

**Review and Adoption of Minutes**

Motion made by Susan F. 1<sup>st</sup> and Margaret C. 2<sup>nd</sup> to accept the minutes from the June 2018 meeting. Motion carried unanimously.

**Reports:**

**ACC: Dawn Callao (reported by Margaret Cabral)**

The following requests were submitted:

- 12536 River Birch Dr – re-roof
- 9620 Birnamwood St – re-paint on palette and replace front door
- 9421 Cloverglen Dr – re-roof

Request made to Jon to inquire at the GPI office why one of the applications was delayed by several months of the submitted date.

New paint pallet (revised July 2018) will be uploaded to the website ASAP.

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

**President's Report:**

- Newsletter – topics to consider is the River Watch website, ACC requests, financial update, request for homeowner email address, do not dump in the gutters, speeding in the neighborhood. Please send articles to Margaret for review by August 1, 2018.
- Rob Northrup from UF Extension Service will be meeting with Margaret on August 2<sup>nd</sup> to discuss options the trees on the easement.

**Treasurer Report – James Pulkowski**

- Reworked some of the cash/bond position with Edward Jones based on available options.
- Recommend conducting a new Reserve Study early next year to see where we are vs. what expenses we expect in the future.

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

- Margaret was told by Brightview that new plantings would be done at the entrance.

**Welcome Committee: Margaret Cabral for Kara Rutherford**

- No welcome packets were delivered this month

**Website Committee: Judy Serra**

- Updated the dates of the ACC meeting on Committees and Calendar pages.

**Homeowner Concerns:**

- None

**Legal:****Collection Status:**

- 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. Sent the proposed claim of lien for execution.

**Attorney Actions:**

- No actions

**Violations:**

- Violations for unapproved sheds has been corrected. 1) Homeowner removed shed from the property. 2) Homeowner furnished documentation that the shed meets the community standards.
- Continuing to receive complaints about unapproved landscaping.

**Management Report:**

- Coull's has completed all approved sidewalk repairs
- S&K Lawncare agreed to settle for \$600 for the force moving at 9616 Birnamwood.

**Unfinished Business:**

- Amendment updates continue to be discussed...no action.

**New Business:**

- Appointment of new Board Member. Motion made by Judy S. 1<sup>st</sup> and Margaret C. 2<sup>nd</sup> to accept Becky Clemments as the Director-at-Large. Motion carried unanimously.
- The tree canopy is overhanging the signage inside the front gate. GPI will contact Brightview to trim.

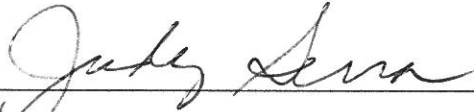
**Determination of the Next Meeting:**

The next monthly meeting will be held on August 15, 2018 at Beef O'Brady's on Bell Shoals Road, Valrico, FL

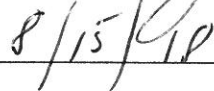
**Adjournment:**

Motion made by Margaret C. 1<sup>st</sup> and Judy S. 2<sup>nd</sup> to adjourn by unanimous vote at 8:09PM.

Approved by: \_\_\_\_\_



Date: \_\_\_\_\_



Judy Serra  
River Watch Board Secretary